



BRIDGEWATER  
PLACE, WATER LANE,  
LEEDS, WEST  
YORKSHIRE, LS11  
5QT

Fixed Price £240,000

2 Bedroom Flat

FRS B. 1. 0

LINLEY &  
SIMPSON

Forming part of the sought after development of Bridgewater Place, is this spacious, 2 bedroom, 2 bathroom, 14th floor apartment.

Covering over 829 sqft and available furnished, the open plan living area occupies a north/east facing position, with extensive wrap around picture windows - which flood the space with light.

The fitted kitchen has white gloss cupboard doors and comes complete with integrated appliances and white stone effect worktops.

Off the entrance hall are two double bedrooms, both with built-in wardrobes and access to en-suites.

One allocated basement parking space is included.

CURRENTLY RENTED until October 2022 @ £1,095pcm.

The Vendors inform us that the following charges apply:-

Ground Rent - £370.03pa (reviewed every 10 years at RPI, next review in 2029) / Service Charge - £3,650.12pa / Car Parking - £199.80pa Lease - 250 years from 2007. Council Tax - Band D = £1,860.22pa

### **THE DEVELOPMENT:-**

Bridgewater Place is a mixed use development built by the renowned builder, KW Linfoot PLC. On site facilities include a gym, Tesco Express and Starbucks, as well as a concierge.

This property is well positioned for easy access into and out of the city centre, and is only a short walk to the main railway station - as well as the other popular residential areas of Granary Wharf, Leeds Dock and The Calls.

### **LOUNGE / DINER:-**

The open plan living space is a great size and dominated by extensive windows - which offer panoramic views over the city below and beyond, to the north / west. The room easily allows for extensive lounging, dining for 6 and a small study area, if so required.

### **KITCHEN:-**

The compact kitchen has a range of white high gloss units - finished off with complementary white stone effect work tops. Built-in appliances include a fridge freezer, slim-line dishwasher, stainless steel electric oven and halogen hob - plumbing for the washing machine is located in a cupboard off the entrance hall.

### **BEDROOM 1:-**

The main bedroom is lovely and bright, mainly due to its extensive windows, which dominate the room. The room will allow for a king-size bed, side tables and wardrobes - with large built-in wardrobes providing both hanging space and additional wardrobes. The room also has the added benefit of a lovely, open plan, en-suite shower room.

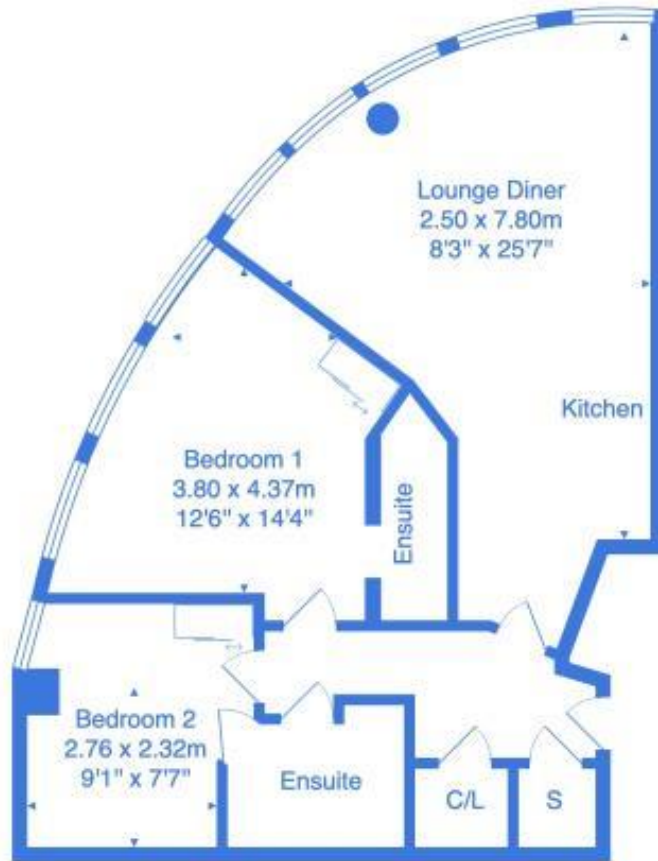
### **BEDROOM 2:-**

The second bedroom by city standards, is again a great double - making it ideal for guests and sharers alike. Two large west facing picture windows flood the space with light and offers far reaching views over the city beyond. The room also benefits from an en-suite bathroom, complete with separate shower.

### **BATHROOM / EN-SUITE:-**

Both the en-suite and house bathroom are mainly tiled, with designer white suites, mixer controlled showers, large wall mirrors and chrome heated towel rails.





All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

71 80

75 75

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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