



**BRIDGEWATER  
PLACE, WATER LANE,  
LEEDS, LS11 5QB**

**£128,000**

**1 Bedroom Flat**

**EPC Rating: C**

**LINLEY &  
SIMPSON**

Forming part of the sought after development of Bridgewater Place, is this 28<sup>th</sup> floor, one bedroom (open plan) apartment.

Off the entrance hall is a light and bright shower room, large storage/cylinder cupboard, complete with newly installed water heater with 25 year warranty and a double bedroom.

Beautifully presented throughout, the open plan living area occupies a west facing position and has a huge floor to ceiling window, that offers unrivalled panoramic views over the city beyond.

The compact kitchenette is white gloss in finish and comes complete with integrated appliances and white stone effect worktops.

The Vendor informs us that the following charges apply:-

Ground Rent - £370pa / Service Charge - £1,548pa. There are 234 years remaining on the Lease Term.

AVAILABLE IMMEDIATELY, with a potential rent of £750pcm.

EWS1 compliant.

### **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:-**

The quirky open plan living space boasts an oversized floor to ceiling window, unusual for this development, that offers spectacular views over the city below and beyond - reaching as far as Leeds United football ground and Leeds Bradford Airport. Interestingly, access is also made available to the bedroom, via a curved wall fitted with three opaque windows.

### **KITCHEN / DINER:-**

The compact kitchenette is tucked away and has a range of white high gloss cupboards, with complementary white stone effect work tops. Appliances include, a fridge with freezer box, 2 pan halogen hob and electric double oven, unique to this property.

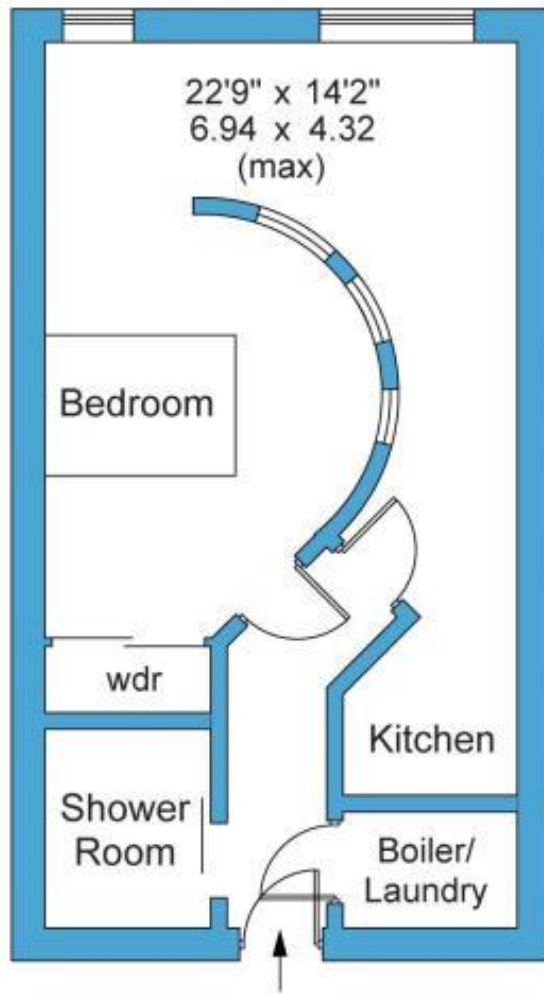
### **BEDROOM:-**

The bedroom, which can be accessed from the entrance hall and is also open to the living space, is lovely and bright - helped by white laminate flooring, which really lifts the space and makes it feel separate to the living area. It easily allows for a king-size bed, side tables and drawers - with the built-in wardrobes providing both hanging space and additional storage.

### **SHOWER ROOM:-**

The shower room is fully tiled, with a designer white suite, mixer controlled shower, large wall mounted mirror and chrome heated towel rail.





Approx Gross Floor Area = 355 Sq. Feet  
For illustrative purposes only. Not to scale.

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92-100) <b>A</b>                                  |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         | 86        |
| (69-80) <b>C</b>                                   |                         | 77      |           |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |         |           |

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.

AGENTS NOTES:

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