



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

£150,000

1 Bedroom Flat

FREE Viewing

LINLEY &
SIMPSON

Forming part of the sought after Bridgewater Place development, is this 18th floor, one bedroom apartment.

Available furnished and covering 490sqft in total, the open plan living area occupies an east facing position and has extensive room width windows, offering panoramic views over the city beyond.

The galley kitchen is made up of gloss white wall and base units, integrated appliances and white stone effect worktops.

The Vendor informs us that the following charges apply:-

Ground Rent - £370pa (reviewed every 10 years at R.P.I, next view 2029) / Service Charge - £2,140pa. Lease - 250 years from 2007 / Council Tax - Band C = £1,653.53pa

RENTED until MtM @ £725pcm, with a potential rent of £775pcm.

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 generous living area is dominated by lounge width windows, that flood the space with light and offer uninterrupted panoramic views over the city below and beyond, in an easterly direction. The room easily allows for both lounging and dining, so will suit most couples.

KITCHEN / DINER:-

The sleek galley style kitchen, which is recessed away from the living space, offers a range of white high gloss cupboards, with complementary white stone effect work tops. Appliances include a full-size fridge-freezer, halogen hob with pull out extractor over and mini dishwasher. The washing machine is located in the cylinder cupboard offer the entrance hall.

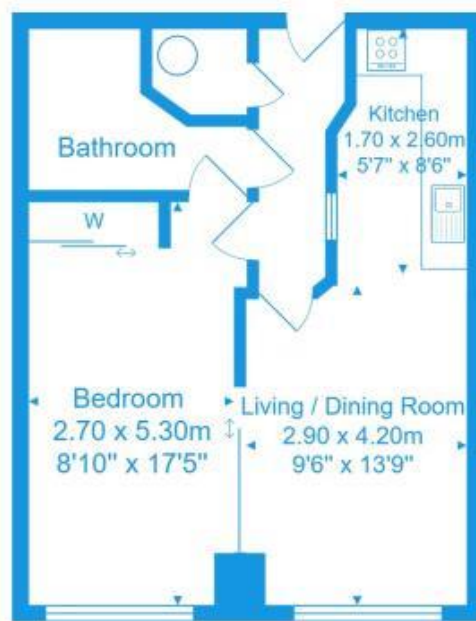
BEDROOM:-

The bedroom, which can be accessed from the lounge via an oversized sliding door, as well as a standard door from the hallway - is lovely, bright and very spacious. It easily caters for a king-size bed, side tables and drawers, with large built-in wardrobes providing both hanging space and additional storage. This generous space even allows for a large study area and also has the added benefit of a fully tiled en-suite bathroom.

BATHROOM / EN-SUITE:-

The contemporary bathroom, which doubles up as an en-suite, is fully tiled - with a designer white suite, including mixer controlled shower, bath, wall mounted mirror,





Total Area: 43.6 m² ... 470 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB.

You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.