



BRIDGEWATER
PLACE, WATER LANE,
LEEDS, LS11 5QT

£130,000

1 Bedroom Flat

EPC Rating: D

LINLEY &
SIMPSON

Forming part of the sought after Bridgewater Place development, is this one bedroom (open plan), 11th floor apartment.

Available furnished, the open plan living area occupies an east facing position and has large picture windows, offering panoramic views over the city beyond.

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

The Vendor inform us that the following charges apply:-

Ground Rent - £260pa / Service Charge - £1200.00.00pa. There are 240 years remaining on the Lease Term.

CURRENTLY RENTED until July 2022 @ £695pcm.

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 open plan living space occupies an east facing position. There are 3 large chest height windows which flood the room with light and offer fantastic views over the city centre below. Interestingly access is also made available to the bedroom, via a quirky curved wall.

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, fridge, with freezer box, and 2 pan halogen hob.

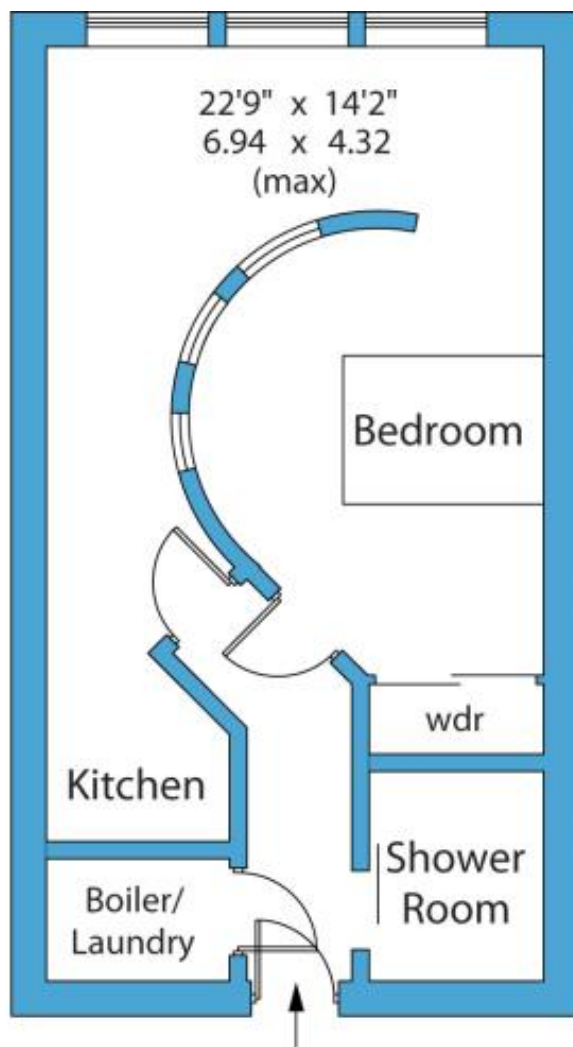
BEDROOM:-

The bedroom, which is open to the lounge, is lovely and bright. It easily allows for a king-size bed and any other required bedroom furniture, there is also the added benefit of large built-in wardrobes.

SHOWER ROOM

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





Approx Gross Floor Area = 381 Sq. Feet
 = 35.31 Sq. Metres

For illustrative purposes only. Not to scale.

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		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(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 & Wales	EU Directive 2002/91/EC		England & 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.