



## 409 Water Lane, Leeds, LS11 9YW

**Prices from £248,500**

Get ready for an upcoming luxurious living experience in Leeds!

CityRise is proud to present this latest development offering a contemporary outlook with its high-end features. It is a fantastic investment opportunity, with a high yield and capital growth potential. We expect these apartments to let extremely quickly due to their desirability and excellent, central city centre location.

Apartments in this development are furnished to the highest standard and offer fully integrated kitchens. They make the perfect residential home for working professionals in the nearby areas or commuters, as the Leeds Train station is only 8 minute walk away.

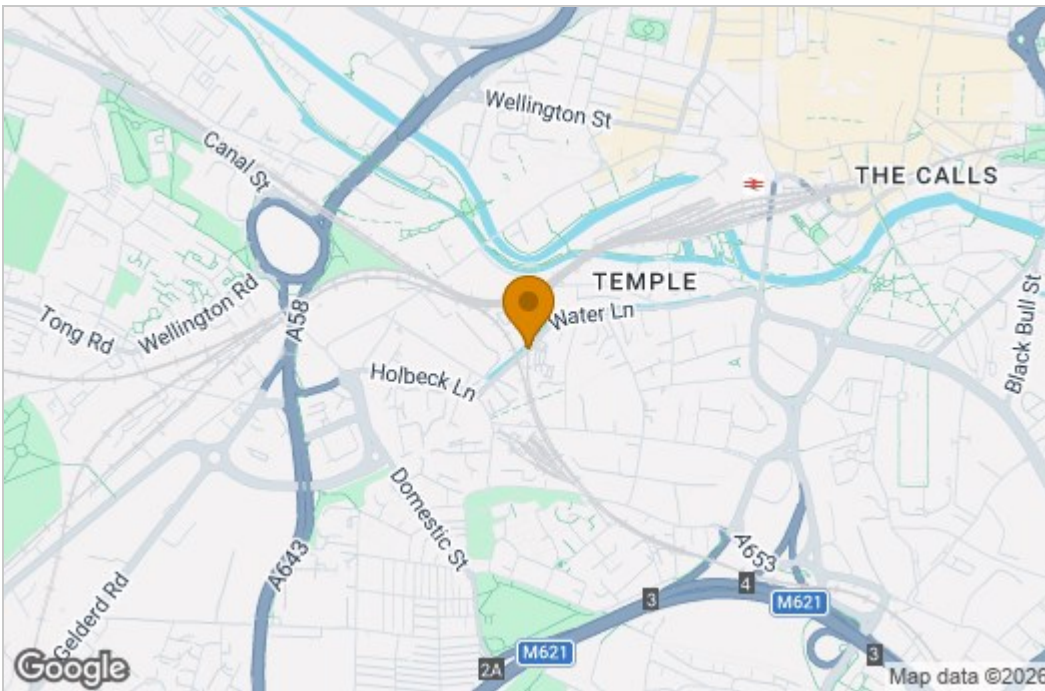
As Leeds population continues to grow, so does the demand for housing. This creates a great opportunity for property investors, as Leeds consistently ranks as one of the best forecasts for property price and rental growth.

Please do not hesitate to contact us for more information.



# Floor Plan

## Area Map



## Energy Efficiency Graph

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

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