



Stoneacre  
Properties



## Bridgewater Place

Water Lane Leeds, LS11 5QT

£95,000



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## COMMUNAL ENTRANCE

Secure communal entrance with lift access to 11th floor apartment entrance.

## ENTRANCE HALL

Wood strip laminate flooring and cupboard housing water heater.

## KITCHEN

White contemporary kitchen with wall and base units, stainless steel sink, two ring electric hob, microwave oven and under counter fridge.

## LOUNGE / DINER

Wood strip laminate flooring, wall mounted electric heater and double glazed windows.

## BEDROOM

Wall mounted electric heater and built in wardrobe.

## SHOWER ROOM

Tiled shower room with wash hand basin, W.C, shower cubicle and chrome heated towel rail.

## LEASE

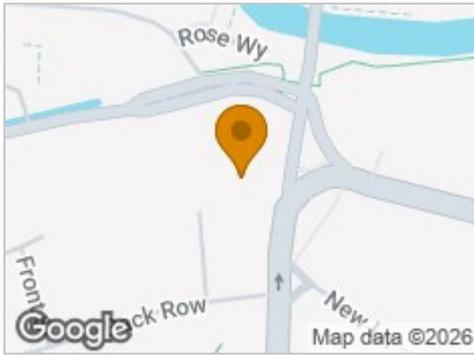
We are advised by the vendor that the property is leasehold with a term of 250 years from 2007. The current service charge is approximately £533.78 per quarter and the ground rent is £370 Per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

## ADDITIONAL NOTES

We are advised by the vendor the water heater was replaced in 2020.



## Road Map



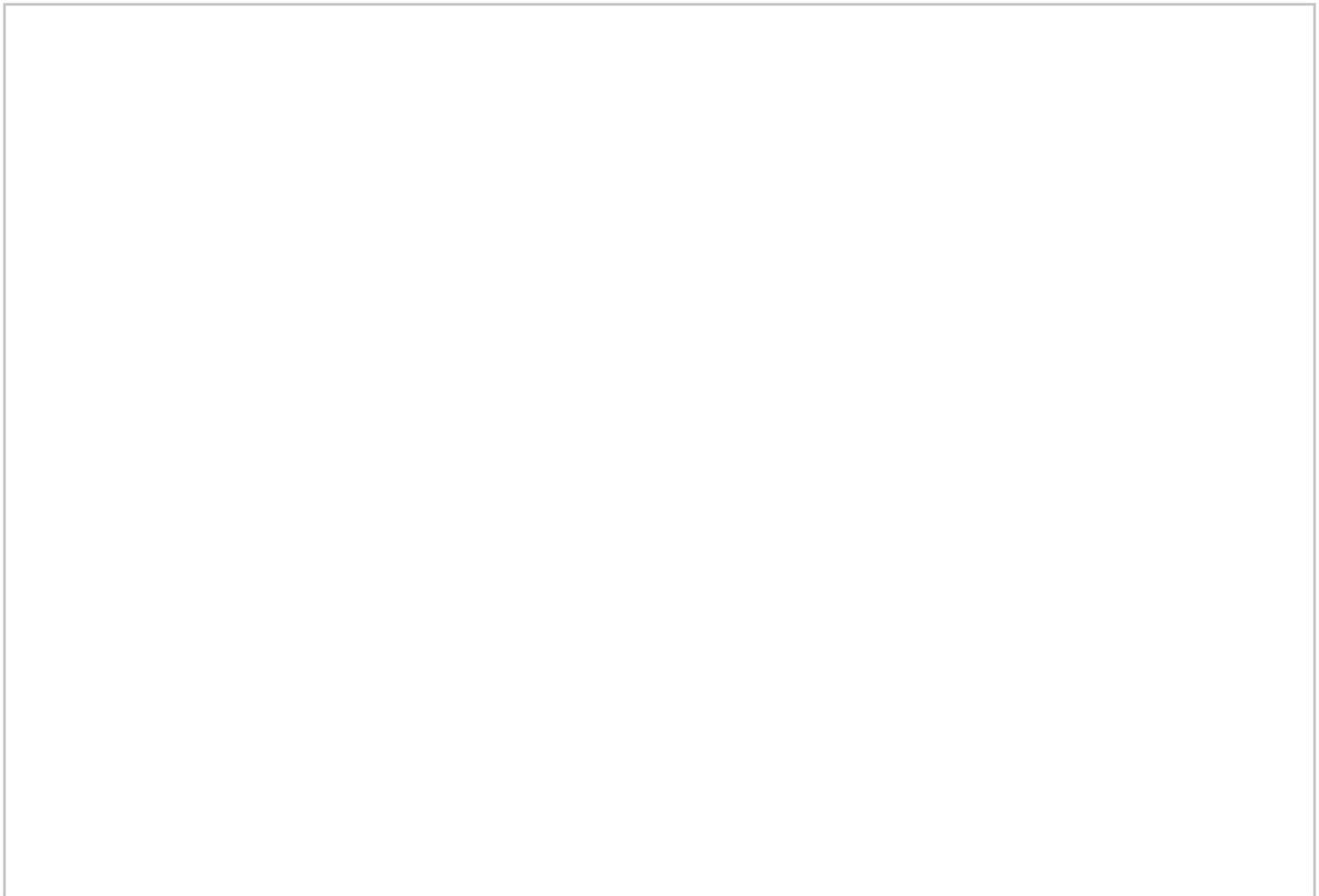
## Hybrid Map



## Terrain Map



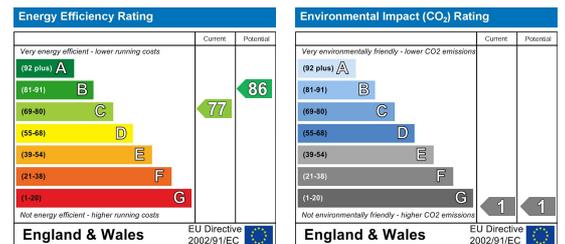
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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