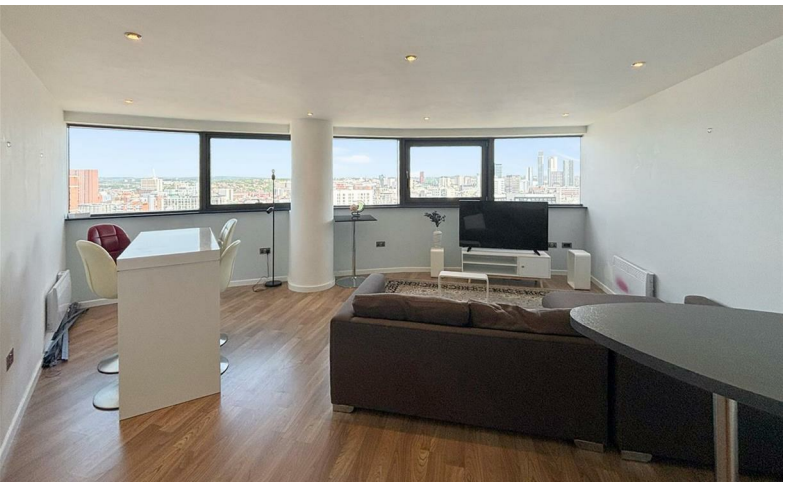




£230,000

Apartment 2008, Bridgewater place Water lane, Leeds, West Yorkshire, LS11 5QB

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A spacious TWO BEDROOM APARTMENT ideally positioned on the 20th floor and enjoying fabulous panoramic views over Leeds City Centre and the Canal Basin. Located just a short walk from Leeds city centre the property benefits from having spacious accommodation throughout and would be ideal for first time buyers, professional city workers or buy to let investors.

The property comprises of a secure communal entrance with a concierge, the property has 3 lifts servicing all floors with direct access to the first-floor atrium.

The accommodation comprises of an ENTRANCE HALLWAY with two useful storage cupboards (one of which has plumbing for an automatic washing machine), an OPEN PLAN LIVING SPACE which has ample space for living room furniture & a dining table & chairs, it also comprises of a KITCHEN with a wide range of fitted wall, drawer & base units & double glazed windows enjoying far reaching views.

GROUND FLOOR:

Communal Entrance:
A communal entrance hallway containing lifts to all floors above, intercom access to the apartment

Private Hallway:
Access to all rooms, storage cupboard, cupboard with plumbing for an automatic washing machine, electric heating radiator

Open Plan Living Room / Dining Area / Kitchen:
A good sized open plan living space with ample space for a range of living & dining room furniture, double glazed windows with panoramic views over Leeds City Centre, a range of fitted wall, drawer & base units, work surfaces, electric hob with a built under oven / grill, inset sink & drainer, built in fridge, two electric heating radiators

Bedroom One:
Double glazed windows with view over Leeds City Centre, built in sliding & mirrored wardrobes, wall mounted electric heating radiator

En-suite Shower Room:
A white suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin, chrome towel radiator, fully tiled

Bedroom Two:
Double glazed window, fitted sliding & mirrored wardrobes, wall mounted electric heating radiator, a door giving access to the main bathroom / WC

'Jack & Jill' Bathroom / WC:
Accessed from Bedroom Two and from the Hallway, a white suite comprising of a panelled bath, a separate shower cubicle, low flush WC, wash basin, fully tiled

TO THE OUTSIDE:

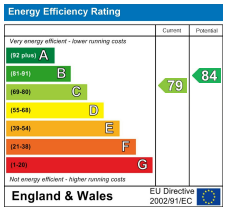
Views Across Leeds City Centre:

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2070-3656-1060-6201-3795

Council Tax Band & EPC Rating:
Council Tax Band: D / EPC Rating: C

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

Please use the postal code LS11 5QB in Sat. Nav.

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