

KATH WELLS

ESTATE AGENTS & VALUERS



1609 Bridgewater Place, Leeds, LS11 5QT

Reduced To £155,000

Apartment 1609 Bridgewater place, Water lane, LS11 5QT we are acting in the sale of the above property and have received an offer of £150,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating:C

An impressive two-bedroom apartment ideally positioned on the 16th floor and enjoying fabulous 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.

Entered through 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 inner hallway with two useful cupboards, open plan living space with kitchen area, two double bedrooms, an en-suite shower room and a Jack and Jill bathroom.

The kitchen area has fitted wall and base units, complementary worktops and integrated appliances include; - hob, oven and an under-counter fridge.

GROUND FLOOR:

Communal Entrance:



A communal entrance hallway with lifts to all floors, intercom access to the apartment

Private Hallway:



Laminated flooring, access to all rooms, two large storage cupboards (one with plumbing for an automatic washing machine), electric wall mounted heater, inset ceiling lights

Open Plan Living Room / Dining Area / Kitchen:



A good sized open plan living area with ample space for a range of living room and dining furniture, double glazed windows with views over Leeds City Centre and the canal basin, electric wall mounted heater, laminated flooring, a range of fitted kitchen wall & base units, work surfaces, built under electric oven / grill, electric hob, integral fridge / freezer, inset ceiling lights

Bedroom One:



A good sized double bedroom, double glazed windows, electric wall mounted heater, a range of fitted wardrobes with mirrored doors

En-suite Shower Room:



Low flush WC, shower area with a plumbed shower, wash basin, ladder style electric radiator / towel warmer

Bedroom Two:



A good sized double bedroom, double glazed windows, electric wall mounted heater, a range of fitted wardrobes with mirrored doors

'Jack & Jill' Bathroom / WC:

Accessed from Bedroom Two and from the Hallway, a modern white suite comprising of a panelled bath, wash basin, low flush WC, shower cubicle with a shower, ladder style electric radiator / towel warmer

TO THE OUTSIDE:



View Across The City



Views From the 16th Floor>

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0228-0986-6232-6981-2954>

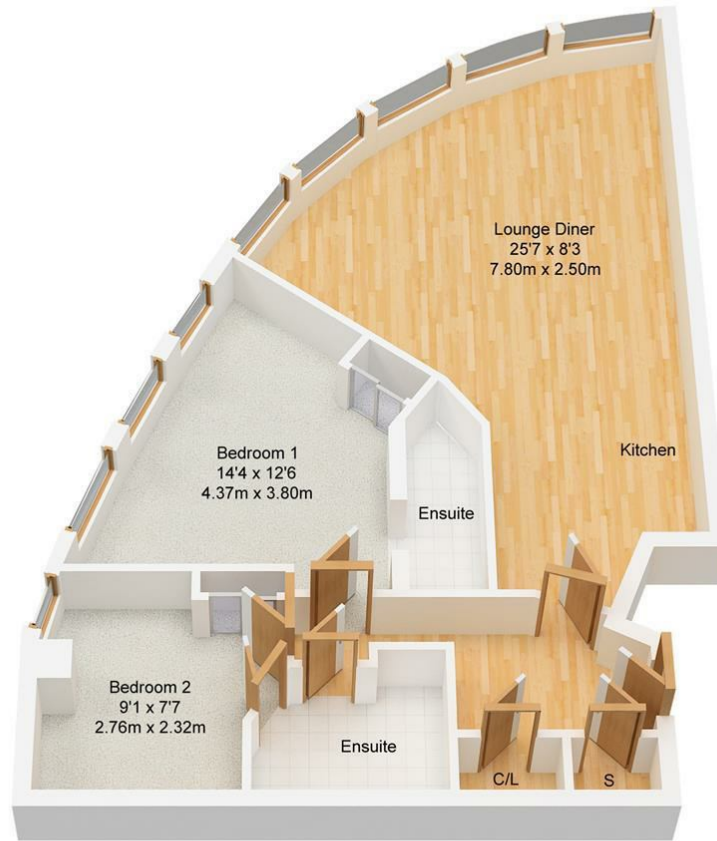
Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: C

Parking:

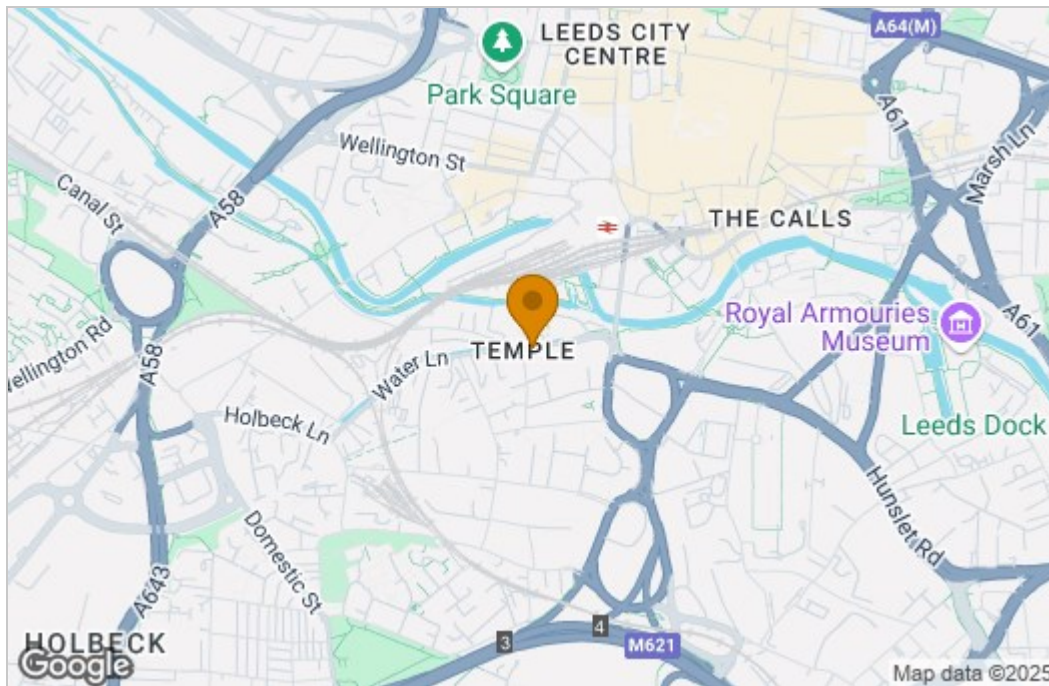
Allocated parking space.

Floor Plan

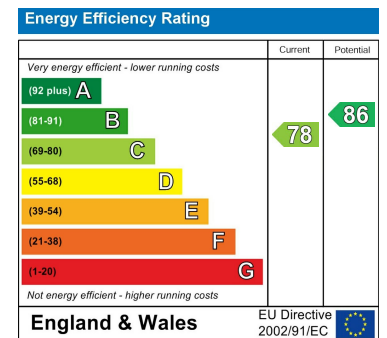


Approx. 83.30 sqm.
(897.00 sqft.)

Area Map



Energy Efficiency Graph



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