



1 bed apartment to buy in LS11

Water Lane, Leeds, West Yorkshire, LS11
5QT

£99,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ FOR SALE VIA ONLINE AUCTION -
TERMS AND CONDITIONS APPLY
- ✓ 1 BEDROOM FLAT
- ✓ TENANTED INVESTMENT
OPPORTUNITY
- ✓ MODERN FURNISHED PROPERTY
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

We are pleased to present this stunning, furnished one bedroom apartment located on the 13th floor of the iconic Bridgewater Place. A 32-floor skyscraper located just south of Leeds train station, Bridgewater Place is a mixed-use development, with on-site facilities including a gym, Tesco Express and Starbucks, as well as a concierge, and is only a short walk into the city centre.

Monthly Rental Income: £725pcm

Annual rental income: £8,700.00

Service charge cost: approx £650 per quarter

Annual ground rent cost: £370.03 per year

LIVING ROOM – As you enter the flat via the hallway, you are greeted by the quirky open plan living space. Decorated with wooden laminate flooring and white walls, the room boasts large wall-to-wall windows that offer spectacular views over the city below and beyond. Access is also made available to the bedroom, via a curved wall fitted with three opaque windows. The flat includes a sofa, coffee table, TV stand and desk.

KITCHEN/DINER – The compact kitchenette is tucked away and has a range of white high gloss cupboards, with complementary white stone effect work tops. High end appliances include a fridge with freezer box, two pan hob, microwave and oven for your convenience. A bar table and stools provides space for dining.

BEDROOM – The bedroom, which can be accessed from the entrance hall and is also open to the living space, is bright and airy. With a built-in wardrobe providing both hanging space and additional storage, benefiting from mirror doors as well, the bedroom also comes with a double bed, mattress, bedside table, shelves and a TV. A blind in the opening into the living area can be pulled down to block sunlight, ensuring a peaceful night.

SHOWER ROOM – The shower room, located by the front door, is fully tiled, with a modern, high-quality white suite, consisting of a W/C, wash basin and mixer-controlled shower. Also included is a heated towel rail and large wall mounted mirror.

HALLWAY & STORAGE CUPBOARD

In the hallway, a large storage cupboard houses a washing machine and hot water cylinder/boiler for convenience with additional space for belongings.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 231

Annual Ground Rent Amount: £370.00

Annual Service Charge Amount: £2,600.00

Service Charge Review Period: Quarterly

Price: Starting Bid £99,000

Property Type: Apartment

Parking: None

Listed property: No

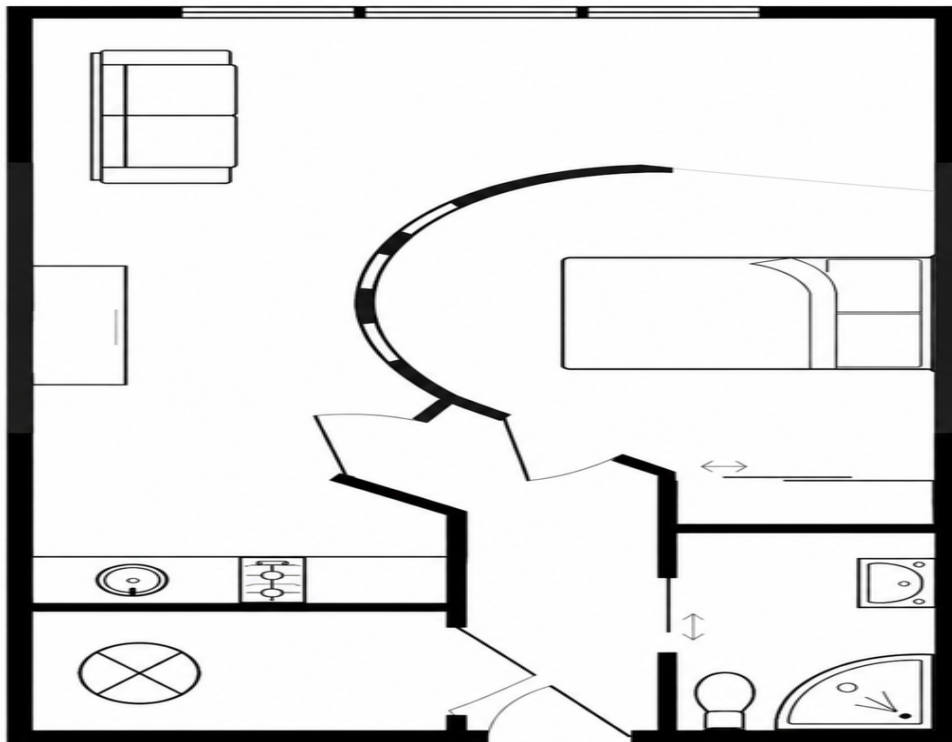
Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Water Lane, Leeds, West Yorkshire, LS11 5QT

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

