



## Watermans Place, Leeds, LS1 4GQ

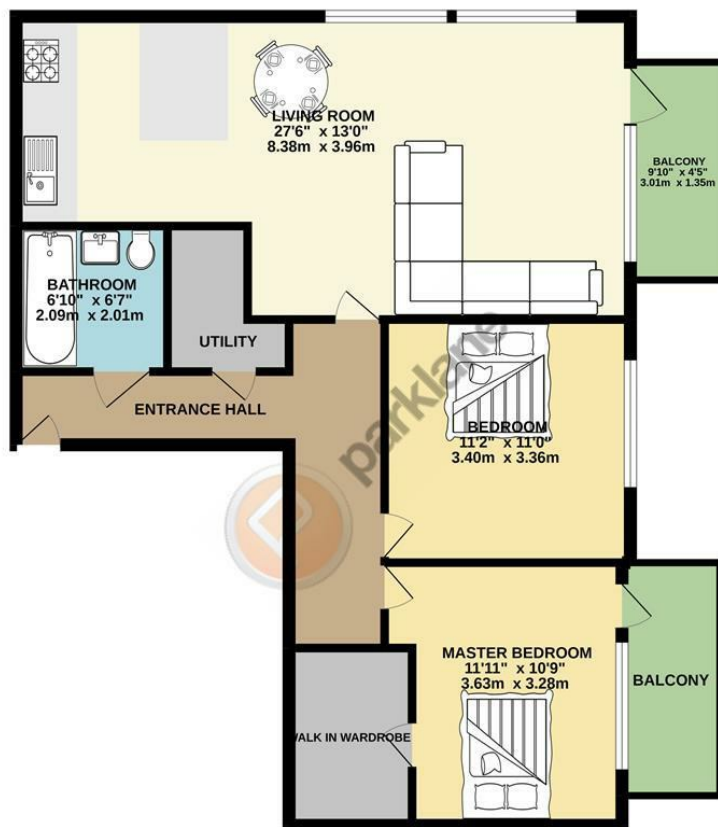
**£244,950**

- FABULOUS TWO DOUBLE BEDROOM APARTMENT
- HIGH END KITCHEN
- DOORSTEP AMENITIES - GRANARY WHARF PIAZZA
- TWO BALCONIES
- FLOOR TO CEILING WINDOWS
- NO EWS1 - FUNDING GRANTED
- BRAND NEW FURNITURE INCLUDED
- HOUSE BATHROOM
- £20,000 DISCOUNT - CASH OFFERS ONLY

**\*\*\*CASH PURCHASE ONLY\*\*\* NO EWS1 CERTIFICATE\*\*\*WOW FACTOR\*\*\*  
 FABULOUS LUXURY APARTMENT IN WATERMANS PLACE\*\*\* TWO DOUBLE  
 BEDROOMS, HOUSE BATHROOM, BESPOKE WALK IN WARDROBE, FLOOR TO  
 CEILING WINDOWS, TWO BALCONIES, UTILITY ROOM, ALL BRAND NEW  
 FURNITURE INCLUDED IN ASKING PRICE. 8th FLOOR LOCATION\*\*\* FANTASTIC  
 VIEWS\*\*\***

Watermans Place is an exclusive development situated on the banks of both the River Aire and Leeds Liverpool canal as well as Granary Wharf piazza which is home to various restaurants and bars including a convenience store below. Within minutes' walk of Leeds Train Station south entrance and a short walk to the central business district and shopping areas. EPC Rating: C

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 02/2022

## Property Details

Rare opportunity to purchase a luxury hotel style apartment with high end fixtures and fittings throughout. This apartment must be viewed to appreciate the decadent feel! Dual aspect floor to ceiling large windows in the living space allow in plenty of natural light, high end kitchen appliances with fitted cabinetry and granite worktops, two good sized double bedrooms, primary bedroom also benefits from a balcony overlooking the River Aire in addition to the bespoke fitted walk in wardrobe, luxury bathroom, utility room and superfast broadband fitted.

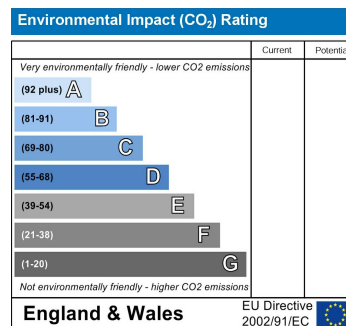
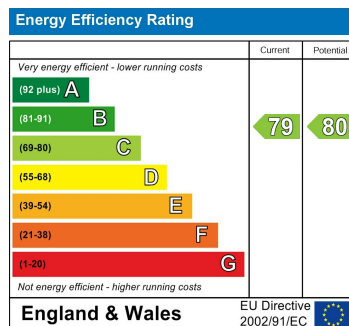
## Lease Information

Leasehold: 250 years from and including 1 January 2007

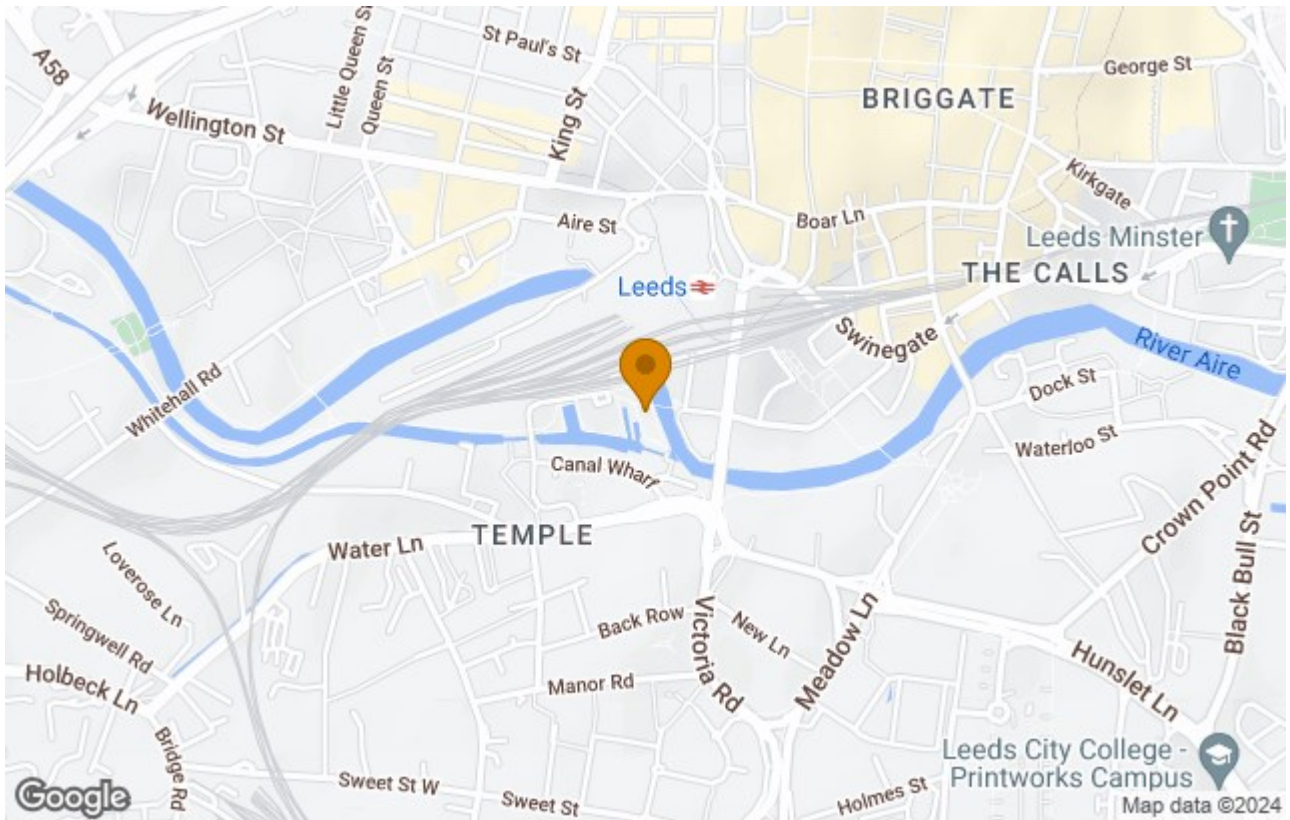
Annual Service Charge: £3800

Annual Ground Rent: £200

As a resident you will be able to obtain a reduced parking space to rent under the arches subject to availability.



Leasehold



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.