

ZENKO

Properties



Asking Price Of £230,000

- SPACIOUS TWO BEDROOMS
- TWO BATHROOMS
- MODERN
- SPACIOUS LIVING
- FLOOR TO CEILING WINDOWS
- LOTS OF NATURAL LIGHT
- EWS1 PENDING - CASH BUYERS ONLY
- 11 TH FLOOR

Wellington Street, Leeds , LS1 4JJ

**** SPACIOUS TWO BEDROOMS ** ALLOCATED PARKING ** TWO BATHROOMS ****



Zenko Properties would like to present this fabulous apartment situated in this iconic and popular development of Westpoint, Wellington street. West Point is in an extremely popular and central location situated in the central business district, close to all the main shopping areas of Leeds and minutes walk to the train station. Excellent transport links to M1/M62. On street level there are also various restaurants, bars and coffee shops including an M&S foodhall and Co op.

The apartment :

Entrance Hallway - Modern laminate flooring, inset ceiling spot lighting, wall mounted electric panel heater, telephone intercom system, storage cupboard housing washer/dryer, heating system.

Open Plan Living/Kitchen/Diner area: Fabulous space with floor to ceiling windows with stunning city views and plenty of natural light from the large windows. Wood effect laminate flooring throughout, inset ceiling spot lighting and side wall lighting, wall mounted electric heater panel. The kitchen comprises of high finish black gloss wall and base units with laminate work tops, stainless steel splash back, electric oven and hob over with extractor hood, integrated fridge and dishwasher.

Master Bedroom - Carpeted, side wall lighting, sealed unit double glazed floor to ceiling window, plenty of space for wardrobes, seating area with views and door leading to the Jack and Jill bathroom, electric panel heater.

Jack And Jill shower Room which can be accessed from both the hallway and second bedroom. Shower over bath, wall mounted WC and hand wash basin, tiled flooring, partially tiled walls with large inset mirror and shelf.

Bedroom Two - Carpeted, side wall lighting, wall mounted electric panel heater. Access to the en-suite shower room and built in hanging rails - currently used as an office, but can easily fit a double bed.

En-suite - Walk in shower enclosure with unique window (most apartment in the building don't have a window to the bathroom) wall mounted WC and hand wash basin, floor and wall tiles, inset mirror with tiled shelf, wall mounted chrome towel heater, spot lighting and extractor.

Secure underground parking space included.

Leasehold: 999 years from May 2006.

Annual Ground Rent: £365.23

Service charge :£1985 per 1/2 year approx (due to decrease yearly due to the water tanks and insurance claims are reduced)

Potential rent £1200 per month



2 The Chandlers, Leeds, West
Yorkshire, LS2 7EZ

www.zenkoproperties.co.uk
0113 247 0777
sales@zenkoproperties.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements