



Mackenzie House
Leeds, LS10

ZENKO
Properties

Spacious Two Bedroom Duplex Apartment

FOR SALE

£260,000

A LARGER THAN AVERAGE TWO BEDROOM AND TWO BATHROOM APARTMENT WITH
ALLOCATED SECURE UNDERGROUND CAR PARKING AND LARGE BALCONY OVERLOOKING
THE DOCK





Spacious open plan living area



Kitchen with island unit









Both bedrooms are good doubles

Two bedroom, luxury apartment

2

Bedrooms

2

Bathrooms

889

SQ FT



ABOUT

Zenko Properties are delighted to introduce to the market this spacious two bedroom and two bathroom apartment within Mackenzie House, forming part of Leeds Dock. This mixed use waterside development offers a combination of residential apartments and creative workspaces, complemented by independent food and drink operators, a yoga studio, a progressive gym and the Royal Armouries Museum. Leeds Dock is also the home of eleven digital and tech companies, as well as Sky's Digital HQ and a very handy Tesco Metro supermarket.

Throughout the summer months a water taxi operates between the dock and Granary Wharf adjacent to Leeds station, these distinctive yellow boats run every 15 minutes for £2 per journey offering a swift and efficient commute into the city centre.

Positioned on the 6th floor and in excess of 875 square feet this larger than average apartment features a full-width paved terrace with floor to ceiling timber frame windows with fabulous views over the dock. The generous open plan living area is well designed with the kitchen having the benefit of an island unit and good range of integrated appliances including full-size fridge freezer, washer dryer, dishwasher, microwave, oven and hob.

Both bedrooms are spacious and well-proportioned with the master having access to the luxurious fully tiled ensuite bathroom with full-width shower and WC with concealed cistern.

The apartment enjoys the benefit of an onsite concierge and allocated secure undercroft parking space accessed via remote controlled shutter with direct lift access to the 6th floor.



ABOUT.. continued

We have been supplied with documentation to show that the building requires remediation to the external walls and that funding has been secured from the Building Safety Fund to cover the cost of the work. Leaseholders will not inherit the cost.

LEASEHOLD INFORMATION:

Service charge - £991.88 per quarter

Ground rent - £250 per annum

Lease - 150 years (less 10 days) from 26 March 2002



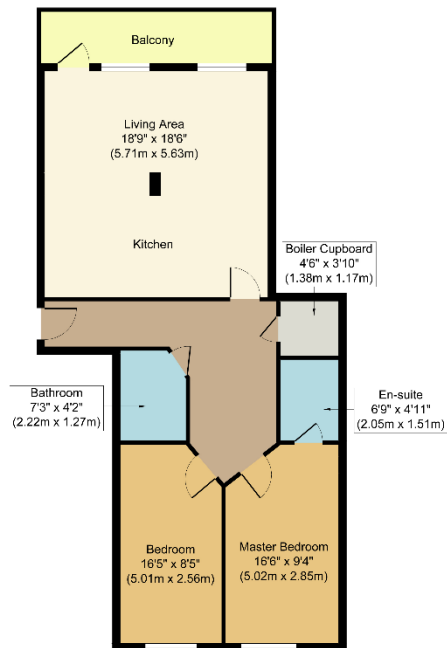


Bathroom





Floorplan

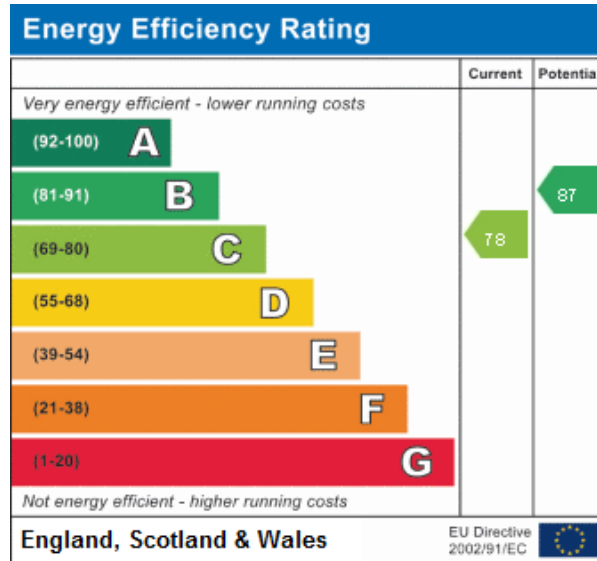


Approximate Floor Area
889 sq. ft
(82.56 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



Lease information

150 from
2002

Lease length

£3967.52
P.A

Service charge

£250 P.A

Ground rent



For more information or to arrange a viewing contact
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