



Engine House
Leeds, LS9

ZENKO
Properties

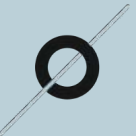
Spacious Two Bedroom Duplex Apartment

FOR SALE

£260,000

UPGRADED AND SPACIOUS TWO BEDROOM DUPLEX APARTMENT WITH
EXPOSED BRICK AND ORIGINAL FEATURES

LOCATED CLOSE TO THE CITY CENTRE AND WITHIN A GATED DEVELOPMENT
AND SECURE PARKING





Exposed brick & open plan



Bespoke Kitchen



Original features & natural light





Large wardrobes & space for a double



Two bedroom, luxury apartment

2

Bedrooms

2

Bathrooms

710

SQ FT



ABOUT

Zenko Properties would love to present this fantastic two bedroom duplex apartment with exposed brick and original features, which is located on the 2nd floor of the sought after development of Fearn Island Mills/ Engine House.

Beautifully presented throughout and covering over 710 Sq Ft, this property offers a great open plan living area with exposed bricks and high vaulted ceilings, newly laid walnut flooring, feature pending lighting, large windows allowing plenty of natural light and south facing river views. a large bespoke kitchen with stainless steel worktop and smeg built in appliances; electric oven, hob, extractor hood, dishwasher and separate fridge and freezer.

From the hallway, stairs are leading up to the main bedroom suite. Again with further character, open beams and velux roof windows. Currently a super king-size bed fits the area but has space for side tables and drawers. The en-suite shower room with updated Porcelanosa tiled floor, and newly installed overhead and handheld mixer shower.

Bedroom two has open brickwork and vaulted ceilings and a large window - the room will allow for a double bed, side tables and wardrobes (currently there is a extra large wardrobe in place as the bedrooms is used for guest visitors only)

Both bedrooms have newly updated carpet by John Lewis.

This high quality home is sure to impress



ABOUT.. continued

The bathroom is also recently updated with tiles from Pocolanosa with floating toilet, rectangular sink, chrome bathroom furniture, large wall mirror with feature lighting and chrome heated towel rail.

THE DEVELOPMENT

Fearn Island Mills is a small gated development, set around a cute central courtyard - consisting of two grade II listed former mills. It occupies a fabulous south facing waterside position, where all residents have access to the locked bike store and most apartments have character and views towards the River Aire.

LEASEHOLD INFORMATION

Ground Rent - £150pa (doubles every 25 years, next review 2029)

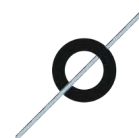
Service Charge - £1,644pa

Lease Term - 125 years from 2004.

Council Tax - Band D = £1,860.22pa

EPC RATING - D

One allocated and gated parking space is included.





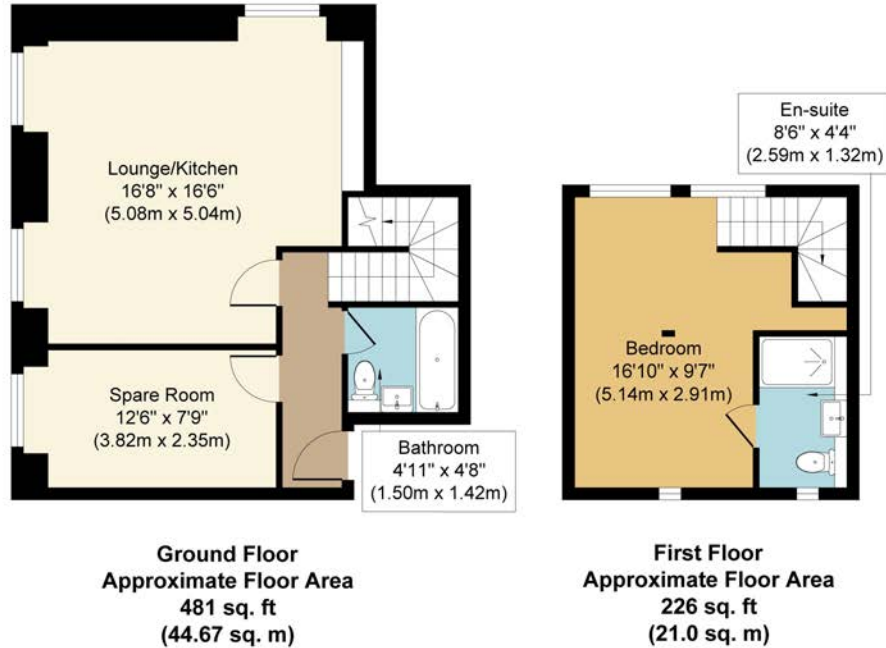
Bathroom





THE ENGINE HOUSE

Floorplan

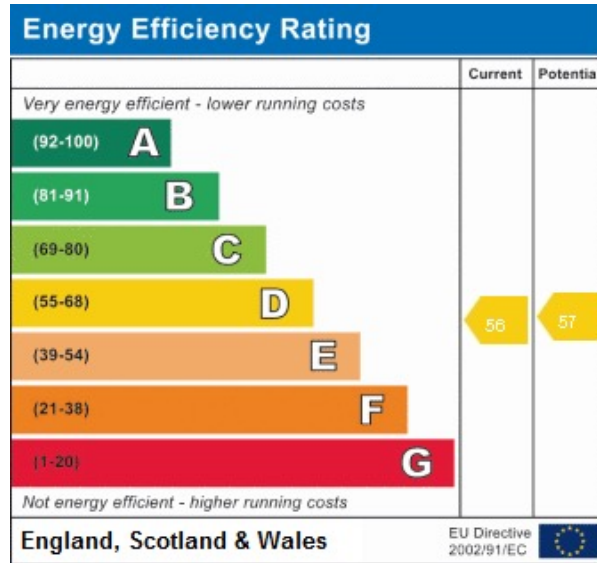


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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

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EPC



Lease information

125 from
2004

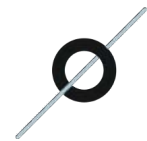
Lease length

£1,644
P.A

Service charge

£150 P.A

Ground rent



For more information or to arrange a viewing contact
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