



Elba, City Island  
Leeds, LS12

**ZENKO**  
Properties

Spacious Two Bedroom Duplex Apartment

# FOR SALE

£189,950

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A WELL PRESENTED TWO BEDROOM WITH BALCONY AND ALLOCATED  
UNDERGROUND CAR PARKING







Open plan kitchen











## Two-bedroom apartment with parking and balcony

2

Bedrooms

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1

Bathrooms

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650

SQ FT

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# ABOUT

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A well-presented apartment in an established development close to the city centre. The property has recently been re-decorated throughout, had brand new carpets fitted to the bedrooms and had a brand-new hob and oven fitted in the kitchen. Many of the city's amenities are within easy walking distance including the General Infirmary (25 mins), the Law Courts (16 mins), the Railway Station (17 mins), the Wellington Place (11 mins) and the main shopping areas of Trinity 18 (mins) and Victoria Gate (27 mins) being within easy reach.

TWO BEDROOMS  
UNDERGROUND PARKING SPACE  
BALCONY WITH RIVER VIEWS  
NEWLY REDECORATED  
BRAND NEW CARPETS

APPROX. 650 SQ FT  
WOULD SUIT BTL/FIRST TIME BUYERS  
COUNCIL TAX BAND: D  
EPC: C  
LEASEHOLD

Built by Mayfair Developments in 2005 City Island consists of 404 apartments set within 7 individual buildings ranging from 6 to 14 floors. The development sits between the River Aire and Leeds-Liverpool Canal and is accessed off the A58 (Wellington Road). Some apartments have an allocated underground parking space, and some have balconies each offering a range of aspects.

This high quality home is sure to impress



# ABOUT.. continued

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The site benefits from 24-hour security with a presence from the management company 8am-5pm Monday to Friday and an external security company covering evenings and weekends. There is extensive HD quality CCTV system throughout and high-speed internet available.

We are advised that the current service charge £2141.32.

We are advised that the current ground rent is £200 P.A

Lease Length - 999 years from 2006.

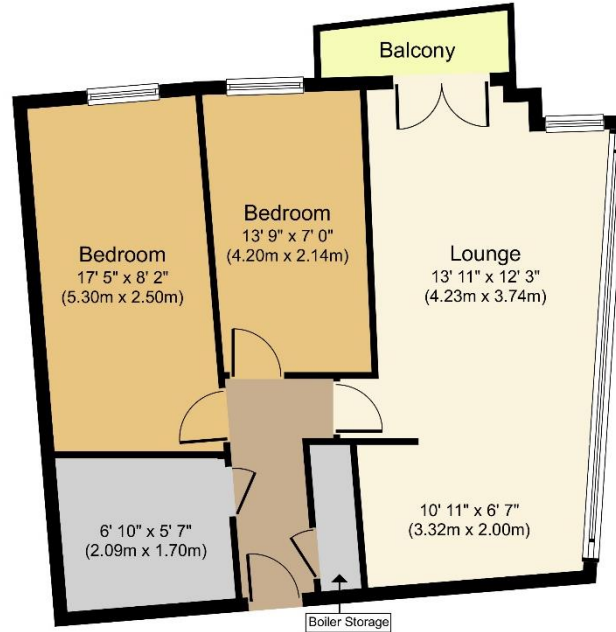


Bathroom





# Floorplan



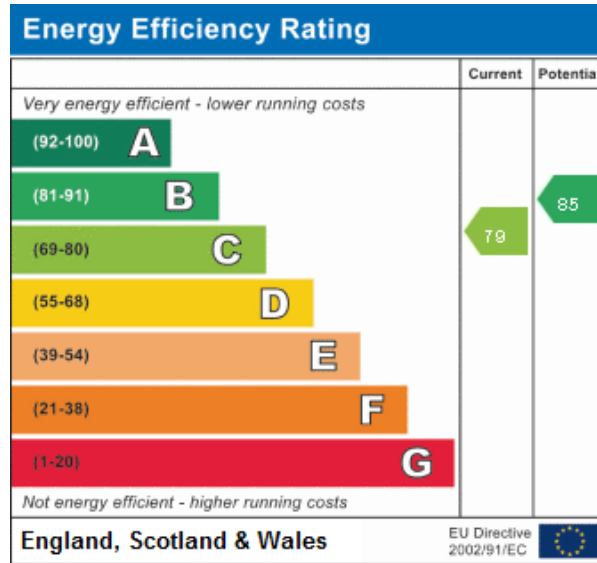
**Approximate Floor Area**  
646 sq. ft.  
(60.0 sq. m.)

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

999 from  
2006

Lease length

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£TBC P.A

Service charge

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£200 P.A

Ground rent

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For more information or to arrange a viewing contact  
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