



Admiral Court
Leeds, LS10

ZENKO
Properties

Beautifully presented two-bedroom apartment

FOR SALE

£239,950

A VERY WELL-PRESENTED TWO BEDROOM TWO BATHROOM
APARTMENT WITH BALCONY OFFERING RIVER VIEWS AND
UNDERGROUND CAR PARKING SPACE















Built-in wardrobes to master bedroom



Two bedroom, luxury apartment

2

Bedrooms

2

Bathrooms

640

SQ FT



ABOUT

A very well-presented apartment with a well established building in a riverside location. Many of the city's amenities are within easy walking distance including the General Infirmary (28 mins), the Law Courts (22 mins), the Railway Station (14 mins), the Business District and the main shopping areas of Trinity (9 mins) and Victoria Gate (10 mins).

The apartment has river views from the living area and both bedrooms and balcony over the landscaped gardens also with river views. There is also the benefit of an upgraded ensuite bathroom.

Brewery Wharf is a scheme of 305 apartments set within 5 individual blocks. Built by Barratt developments in 2008 the development sits on the south bank of the river Aire with vehicular access off Bowman Lane. There is an onsite concierge, landscaped gardens, onsite gymnasium and direct access to the riverside. The wider development offers onsite amenities including Sainsburys Local, Cafe Yum Yum and 212 cafe and bar.

We are advised of the following:

Ground Rent - £315 P.A
Service Charge - £2,780 P.A (£735 per quarter)
Lease Term – 999 years from 2003
Council Tax - Band C - £1,827.21 P.A
Communal electricity charge - £395 per annum
EPC Rating- C









Floorplan



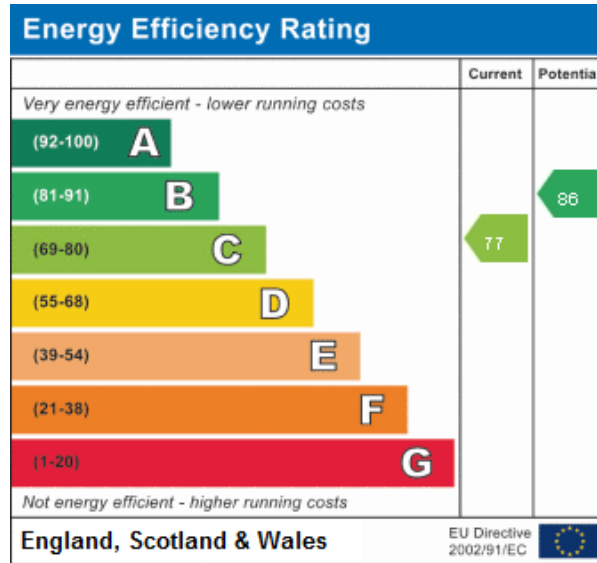
Approximate Floor Area
640 sq. ft.
(59.5 sq. m.)

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
2003

Lease length

£2,780
P.A

Service charge

£315 P.A

Ground rent



For more information or to arrange a viewing contact
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