



53A Great George Street  
Leeds, LS1

**ZENKO**  
Properties

Central two-bedroom converted apartment

# FOR SALE

£219,950

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CENTRALLY LOCATED TWO BEDROOM APARTMENT IN A SMALL BOUTIQUE  
CONVERTED DEVELOPMENT





GAUGUIN  
AND THE  
PONT-AVEN  
GROUP

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## Two-bedroom, converted apartment

2

Bedrooms

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1

Bathrooms

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635

SQ FT

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# ABOUT

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A second floor apartment within a recently converted building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary (7 mins) the Law Courts (2 mins), the Railway Station (14 mins), the Business District (13 mins) and the main shopping areas of Trinity (11 mins) and Victoria Gate (14 mins) are both close by.

53A Great George Street is small boutique conversion consisting of only five individual apartments, the development offers a combination of contemporary city living and period features. There is the benefit of shared secure cycle storage to the rear. The building sits on Great George Street with a range of amenities directly on the door step including many places to eat and drink.

TWO DOUBLE BEDROOMS  
PERIOD CONVERSION BUILDING  
WELL LOCATED FOR A RANGE OF AMENITIES  
CYCLE STORAGE  
LARGE FEATURE WINDOWS

635 SQ FT  
EPC: D  
LEASEHOLD  
COUNCIL TAX BAND: D  
LOW SERVICE CHARGE AND GROUND RENT



# ABOUT.. continued

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We are advised of the following leasehold charges:

Length of lease 199 years from 2018

Service charge £300 per quarter

Ground rent £150 P.A

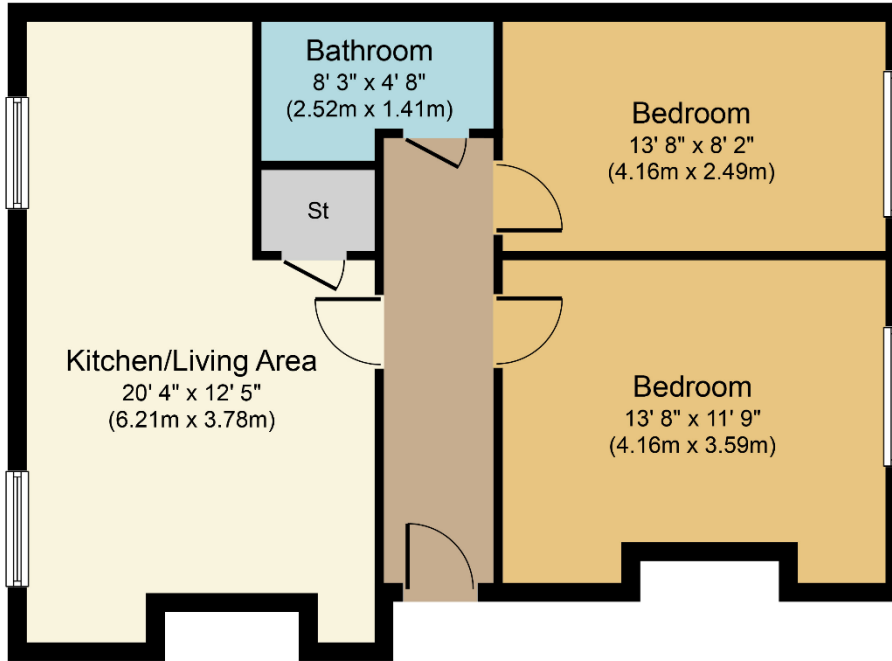
Insurance £495 P.A







# 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 inaccuracy. This plan 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Lease information

199 from  
2018

Lease length

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£1200  
P.A

Service charge

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£150  
P.A

Ground rent

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For more information or to arrange a viewing contact  
Ian Darley Director, Zenko Properties



Zenko Properties, 2 The  
Chandlers, Leeds, LS2 7EZ



0113 247 0777



ian@zenkoproperties.co.uk



[www.zenkoproperties.co.uk](http://www.zenkoproperties.co.uk)



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