



Simpsons fold
Leeds, LS10

ZENKO
Properties

Spacious Three Bedroom Penthouse Apartment

FOR SALE

£575,000

UPGRADED AND SPACIOUS THREE BEDROOM PENTHOUSE APARTMENT WITH
EXPOSED BEAMS AND ORIGINAL FEATURES

LOCATED IN THE CITY CENTRE AND WITH SECURE PARKING





Exposed beams & open plan



Bespoke Kitchen



Bespoke Kitchen



Original features & plenty of natural light





Three bedroom, luxury apartment

3

Bedrooms

2

Bathrooms

1579

SQ FT



ABOUT

A spacious apartment positioned on the top floor of a very well established building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary, (12 mins) the Law Courts (19 mins), the Railway Station (14 mins), the Business District (20 mins) and the main shopping areas of Victoria Gate (10 mins) and Trinity (6 mins). There is also a great selection of places to eat and drink immediately on the doorstep.

All quoted times are taken from Google Maps.

We are advised that the current service charge £1326.13 per quarter
We are advised that the current ground rent is £260.58 per annum

Simpsons Fold is a characterful development located south of the River Aire, on Dock Street. This former warehouse has been carefully converted into 46 individual 1, 2 & 3 bedroom apartments, all with character, including open brickwork and some with original structural beams.

This was Leeds first city developments by an independent developer and is one of the oldest street in Leeds. Each apartment in the development is individually designed and this particular apartment is situated in the original building. There is lift access from the underground car park to top floor lobby which is shared by only one other apartment servicing only one other apartment on this level.

This high quality home is sure to impress



THE DEVELOPMENT

Simpsons Fold is a small and characterful development located south of the River Aire, on Dock Street. This former warehouse has been carefully converted into 46 individual 1, 2 & 3 bedroom apartments, all with character, including open brickwork and some with original structural beams.

Just a few minutes walk up the road and you are on Briggate, which is pedestrianised, and where you will find the new Trinity centre - a shoppers paradise. Whilst across the road, you meet Dock Street, where you can pick up the Trans-Pennine way.

This was Leeds first city developments by an independent developer and is in fact, the oldest street in Leeds. Each apartment in the development is individually designed and this particular apartment is situated in the original building and not a new build part. Extensive views over the City and lift access to the apartment servicing only one other apartment on this level.





BUM

Get NAKED

En-suite





Family bathroom

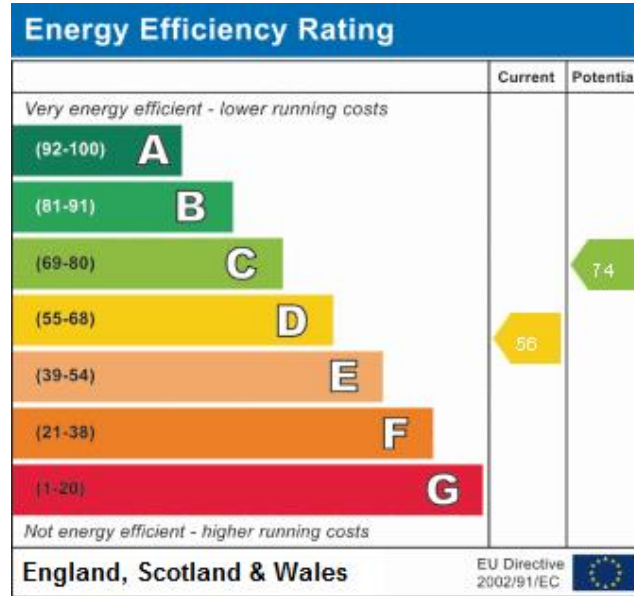




Floorplan



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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