Langtons Wharf
Leeds, LS2

ZENKO Properties

Two-bedroom apartment with parking and river views

FOR SALE

£204,950

A TWO BEDROOM APARTMENT WITH ALLOCATED BASEMENT CAR PARKING AND RIVER VIEWS.

AVAILABLE WITH A TENANT IN SITU PAYING £1000 PCM OR WITH VACANT POSSESSION.

RET TO RIDE
Dice Forge

Coffee
SUGAR

12:26
Montpellier

Two-bedroom apartment

2

Bedrooms

1

Bathrooms

650

SQ FT

ABOUT

A two bedroom apartment with a corner position in a very well-established riverside development.
There is one large double bedroom and a smaller second bedroom that is suitable as an office or study and also a separate kitchen with window. The living /dining area has windows to three sides and features views of the river.

Langtons Wharf is a development on the banks of the river Aire opposite Brewery Wharf and close by to the Corn Exchange (7 mins) & Trinity shopping centre (7 mins). The development is professionally managed which has helped the building and public areas remain appealing despite being one of the early city centre river side residential schemes. The building is attractive both inside and out with lift access to all floors and well-maintained communal gardens. Neighbouring locations for food & drink are, Shears Yard (2 mins), Lamb and Flag (2 mins), Ambiente Tapas (2 mins) & Calls Landing (2 mins).

(All times specified are quoted walking distances form Google Maps)

TWO BEDROOMS (2ND BEDROOM IS SUITABLE AS AN OFFICE OR ALSO A STUDY)
UNDERGROUND CAR PARKING SPACE
VIEWS TOWARDS THE RIVER
SHARE OF FREEHOLD - £0 GROUND RENT
CURRENTLY LET AT £1000 PCM / AVAILABLE VACANT

SEPARATE KITCHEN WITH WINDOW
APPROX. 651 SQ. FT.
COUNCIL TAX BAND: C
EPC: C
LEASEHOLD

ABOUT.. continued

Entry phone system. Underground parking included.

COUNCIL TAX BAND - C
EPC RATING - D

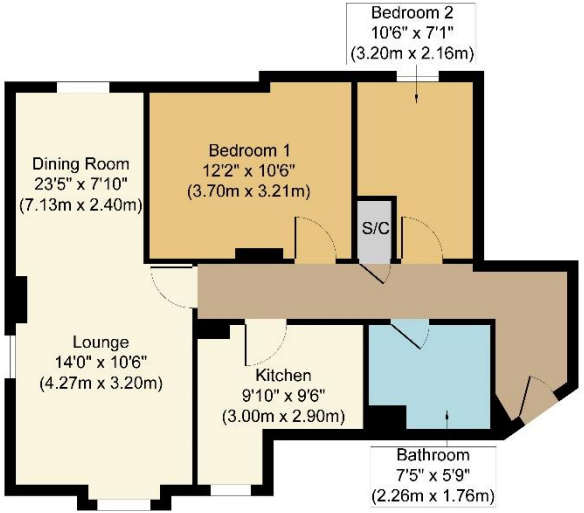
We are advised that the tenure is share of the freehold (no ground rent payable)
We are advised that the service charge is £2,378 P.A
Lease Term 150 years from 1991

Bathroom

TWEE

LANGTONS WHARF

Floorplan



Approximate Floor Area
651 sq. ft
(60.46 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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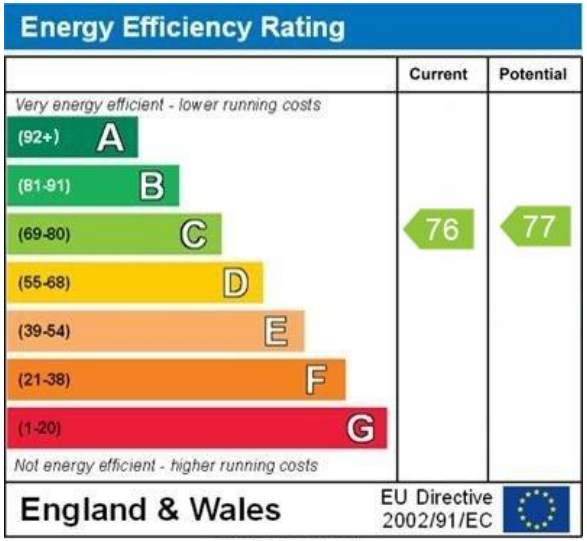
EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
77
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM

Lease information

150 from 1991

Lease length

£2378 P.A

Service charge

£0 P.A

Ground rent

For more information or to arrange a viewing contact

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