



East Street Mills
Leeds, LS9

ZENKO
Properties

FOR SALE

£199,950

A ONE BEDROOM APARTMENT FULLY RENOVATED TO A VERY
HIGH STANDARD IN A GRADE II LISTED CONVERTED BUILDING















Bathroom

ME

AND

YOU

STAY
COZY



One bedroom apartment

1

Bedrooms

1

Bathrooms

578

SQ FT



ABOUT

A spacious, fully renovated first floor apartment in a very well-established Grade II listed conversion. Many of the city's amenities are within easy walking distance including the General Infirmary (30 mins), the Law Courts (21 mins), the Railway Station, (25 mins) the business district (31 mins), BBC Yorkshire (9 mins), the bus station (11 mins), West Yorkshire Play House (11 mins), Northern Ballet (9 mins) and the main shopping areas of Trinity (16 mins) and Victoria Gate (15 mins) are also close by. Additionally, there are many facilities at Leeds Dock (12 mins) including a Tesco Metro, restaurants, cafes, bars and multi-storey car parking.

Walking times (from Google maps).

578 SQUARE FEET

ANGLEPOISE AND FLO LIGHT FITTINGS

GRADE II LISTED WITH HIGH CEILINGS AND EXPOSED BRICKWORK

WIFI ENABLED MILL HEATERS

BATHROOM WITH UNDERFLOOR HEATING AND HAND MADE WALL TILES

SOLID OAK FLOORS

CARPENTER MADE BESPOKE BIRCH PLYWOOD KITCHEN, DOORS,
SKIRTING BOARDS, ARCHTRAVES AND BEDROOM FURNITURE

LEASEHOLD

HIGH END BOSCH FRIDGE AND FREEZER, WI-FI ENABLED NEFF SLIDE
AND HIDE OVEN, SMEG DOWNDRAFT INDUCTION HOB

EPC: D



ABOUT.. continued

This Grade II Listed development, formerly a flax spinners and canvas manufacturers was originally laid out between 1822-26 and occupied by Moses Atkinson. Converted by Blackbrook Valley Developments in the early 2000s East Street Mills consists of 120 apartments set within five individual buildings; Shearers House comprises just 15 apartments. The development sits between East Street and Bow Street with access from both sides of the development. Some apartments have balconies, and many retain conversion features such as exposed brickwork, cast iron pillars, original roof timbers and feature windows. The site benefits from on-site caretaker, extensive CCTV system, cycle storage and Hyperoptic high-speed internet is available.

We are advised of the following leasehold charges:

Service charge £1116 P.A

Ground rent is £120 P.A

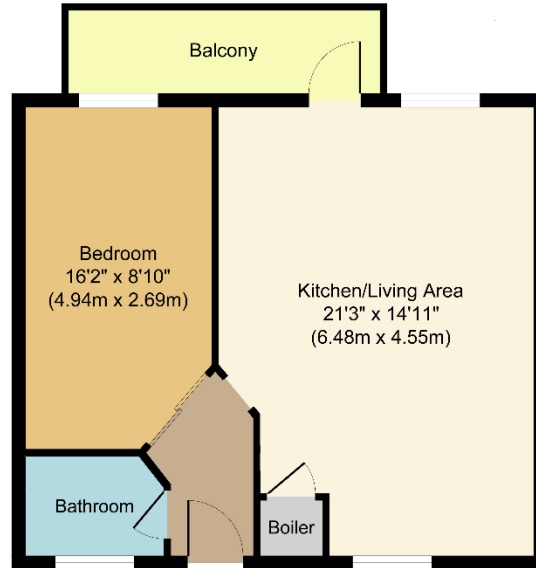
Lease Length: 125 years from and including 1 July 2008







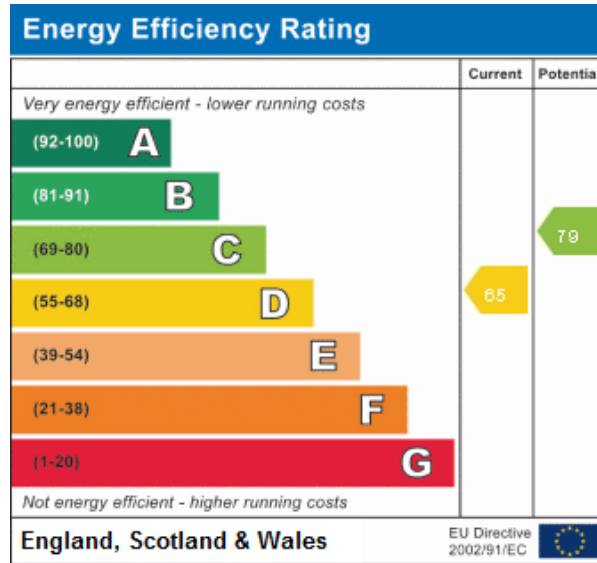
Floorplan



Approximate Floor Area
578 sq. ft
(53.69 sq. m)



EPC



Lease information

125 from
2008

Lease length

£1116
P.A

Service charge

£250
P.A

Ground rent



For more information or to arrange a viewing contact
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