



Two bedroom apartment

East Point
Leeds, LS9

ZENKO
Properties

FOR SALE

£144,950

A BRIGHT TWO BEDROOM APARTMENT WITH GOOD-SIZE BALCONY LOCATED AT
EAST POINT





Full width floor to ceiling glazing









Two-bedroom apartment

2

Bedrooms

1

Bathrooms

568

SQ FT



ABOUT

A bright apartment positioned on the 4th floor of this converted building located on East Street. Many of the city's amenities are within easy walking distance including the General Infirmary (30 mins), the Law Courts (25 mins), the Railway Station (23 mins), the Business District (30 mins) and the main shopping areas of Trinity (14 mins) and Victoria Gate (13 mins). The development is also well located for facilities at Leeds Dock (7 mins) and Brewery Wharf (12 mins) where there are grocery shops and venues to eat and drink.

All walking times are taken from Google Maps.

TWO BEDROOMS
APPROX. 563 SQ FT
FLOOR TO CEILING FULL WIDTH WINDOWS
LARGE BALCONY
SUITABLE FOR BUY TO LET

COMMUNAL TERRACE
LEASEHOLD
EPC: D
COUNCIL TAX BAND: E

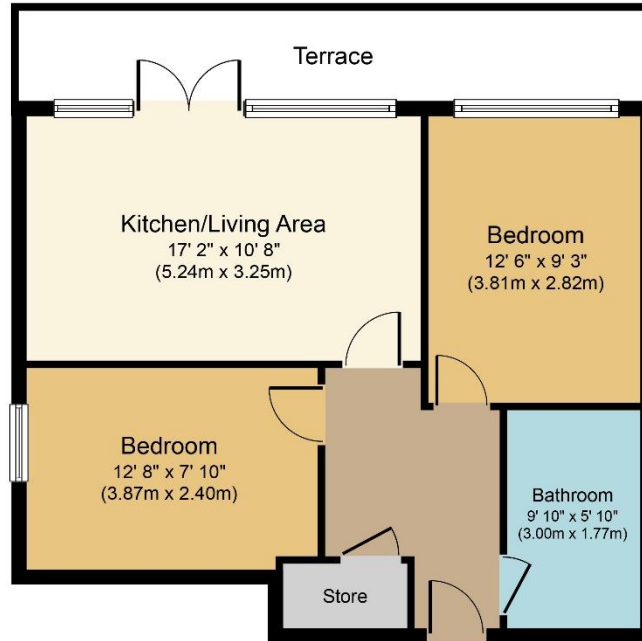
East Point is a conversion of the former Leeds College of Technology into just 39 apartments developed by Fortis Group in 2017. The building sits on the corner of East Street and Ellerby Road and offers CCTV, high speed internet, cycle storage and a communal residents terrace.

- We are advised that the current service charge is £2,452.80 P.A
- We are advised that the current ground rent is £333 P.A
- We are advised that the lease length is 250 Years From 2015





Floorplan



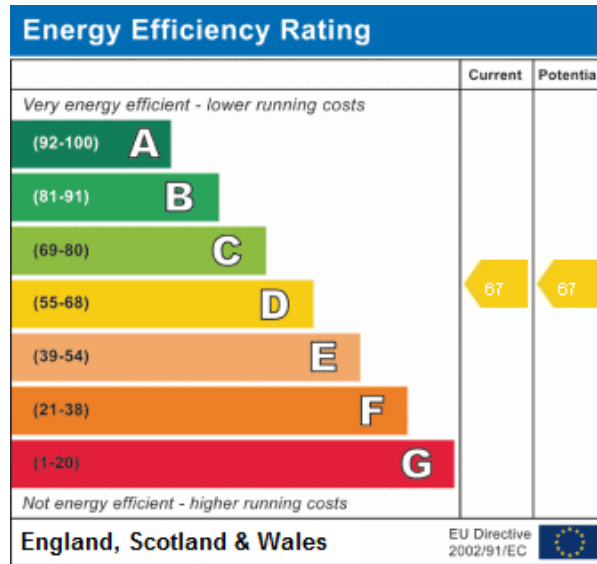
Approximate Floor Area
563 sq. ft.
(52.3 sq. m.)

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

250 from
2015

Lease length

£2452
P.A

Service charge

£333 P.A

Ground rent



For more information or to arrange a viewing contact
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