



Dock Street  
Leeds, LS1

**ZENKO**  
Properties

# FOR SALE

£249,950

---

A SPACIOUS TWO BEDROOM DUPLEX APARTMENT EXTENDING TO  
APPROXIMATELY 961 SQUARE FEET IN THIS POPULAR RIVERSIDE DEVELOPMENT  
FEATURING CONCIERGE, RIVERSIDE TERRACE AND PARCEL LOCKERS

















## Two bedroom duplex apartment

2

Bedrooms

---

1

Bathrooms

---

961

SQ FT

---



# ABOUT

---

A spacious duplex apartment in a very well-established building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary (21 mins), the Law Courts (17 mins), the Railway Station (9 mins), the Business District (19 mins) and the main shopping areas of Trinity (5 mins) and Victoria Quarter (9 mins) are close by. Additionally, grocery shops, cafes and bars can be found at Brewery Wharf (3 mins) and Leeds Dock (13 mins).

(All walking times are quoted from Google Maps)

TWO BEDROOM DUPLEX

HUGE OPEN PLAN LIVING/KITCHEN/DINING AREA

DOWNSTAIRS WC AND UTILITY AREA

CONCIERGE AND PARCEL LOCKERS

JACK AND JILL BATHROOM TO MASTER BEDROOM

COMMUNAL RIVERSIDE RESIDENTS TERRACE

APPROX. 961 SQ FT

COUNCIL TAX BAND: E

EPC: D

LEASEHOLD



## ABOUT.. continued

---

1 Dock Street is a riverside development positioned on the corner of Dock Street and Bridge end. The scheme combines a modern new build element with the conversion of the former British Waterway office; this apartment is located within the converted element. The development is popular due to its central waterside position. It has an on-site caretaker, resident's parcel lockers, well-kept communal gardens, and riverside terrace with BBQ area.

Length of Lease: 125 from 2003

Ground rent: £150 Per Annum

Service charge: £2112



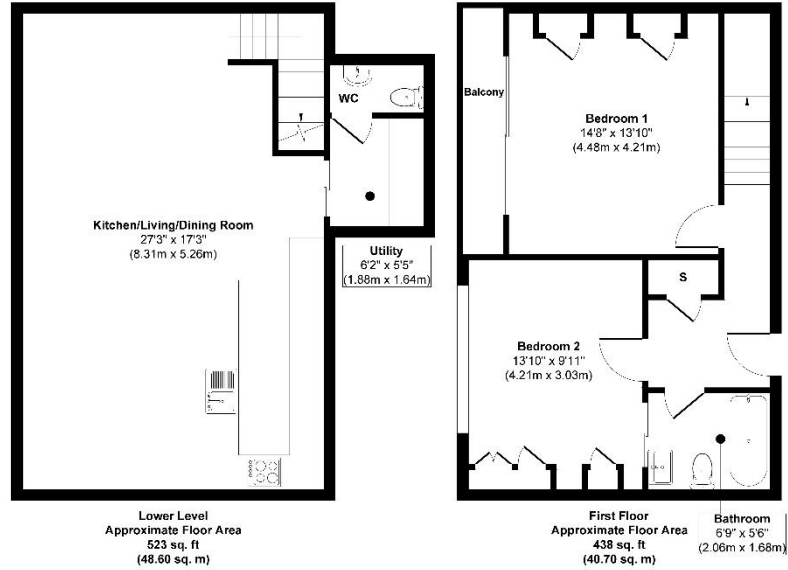






# Floorplan

Flat 3, 1 Dock Street, Leeds LS10 1NB

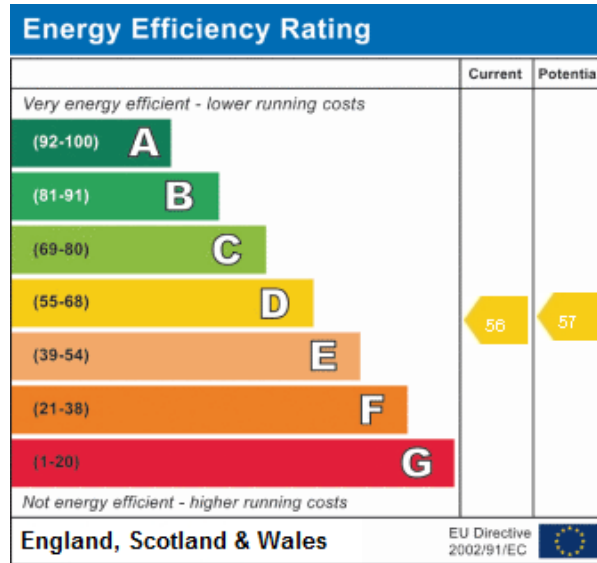


Approx. Gross Internal Floor Area 961 sq. ft / 89.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



# EPC





## Lease information

125 from  
2002

Lease length

---

£2112  
P.A

Service charge

---

£150  
P.A

Ground rent

---



For more information or to arrange a viewing contact  
Ian Darley, 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)



**ZENKO**  
Properties