



Gateway East
Leeds, LS9

ZENKO
Properties

FOR SALE

£134,950

A ONE BEDROOM APARTMENT AVAILABLE AS A TENANTED INVESTMENT WITH
TENANTS PAYING £900 PCM. THE APARTMENT IS AVAILABLE VACANT FROM 2ND
MARCH 2025









FACE
THE
MUSIC
AND
DANCE



KASABIAN
Lips
THE NEW SNAKE



I SAID A HO
THE HIPPIE
HIPPIE TO
HIP-HIP HO
DON'T STOP
ROCK IT TO
BANG BANG
SAY UP AN
BOSS TO
BROTHERS
THE









One bedroom apartment

1

Bedrooms

1

Bathrooms

483

SQ FT



ABOUT

A fourth floor apartment in a very well-established building in a popular location. Many of the city's amenities are within easy walking distance including Leeds General Infirmary (29 mins), the Law Courts (24 mins), the Railway Station (18 mins), Northern Ballet (4 mins), the West Yorkshire Playhouse (5 mins), Leeds Dock (7 mins) and the main shopping areas of Trinity (12 mins), Victoria Gate and Victoria Quarter (11 mins) also being close by.

ONE BEDROOM APARTMENT

LEASEHOLD

469 SQUARE FEET

PLEASE NOTE THE SCAFFOLDING HAS NOW BEEN REMOVED FROM THIS SECTION OF THE BUILDING

BALCONY

EPC: C

CURRENTLY LET AT £900 PCM/AVAILABLE
VACANT FROM 1ST MARCH

COUNCIL TAX BAND: C

ONSITE GYM, CONCIERGE AND SHOP



ABOUT.. continued

Gateway is a scheme comprising of four residential buildings totalling 550 apartments built by Scotfield in 2009. The development sits on the junction of East Street and Crown Point Road offering great access to the motorway network. A number of apartments have views across the city centre and some have an allocated underground parking space with lift access. The development benefits from an onsite concierge, gym, convenience store, intercom entry system and CCTV throughout.

We are advised that the current service charge £1600 P.A

We are advised that the current ground rent is £250 P.A

Lease length: 150 years from 2006

Building safety	Fully funded cladding works ongoing, completion due June 2025. Mortgages subject to lenders Ts and Cs
Heating:	Electric wall mounted heaters, Metred consumption
Water:	Mains connected, via a meter
Broadband:	High speed fibre
Mobile signal:	No issues to report
Construction type:	Purpose built
Flood Risk:	None
Local Planning Permissions:	Flax Place

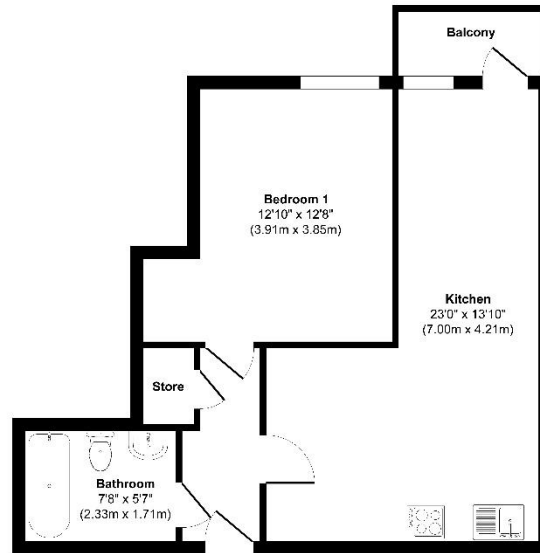






Floorplan

415 Gateway East, Leeds LS9 8DZ

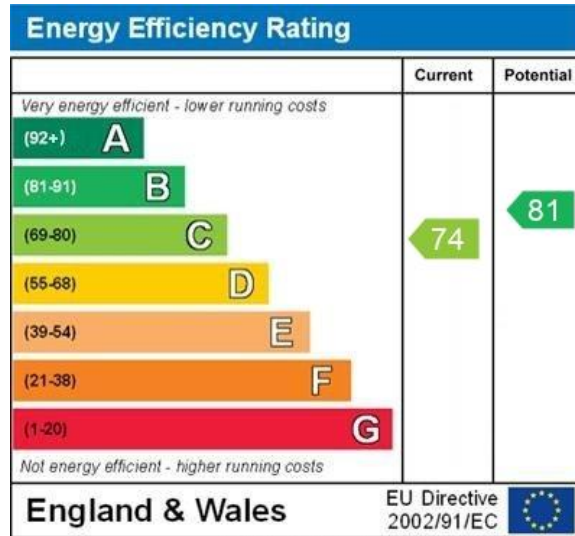


Floor Plan

Approx. Gross Internal Floor Area 469 sq. ft / 43.58 sq. m
(subject to local authority purposes only. Measurements are approximate, not to scale.
provided for reference in writing)



EPC



WWW.EPC4U.COM



Lease information

150 from
2006

Lease length

£1600
P.A

Service charge

£250
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



ZENKO
Properties