



Balmoral Place
Leeds, LS10

ZENKO
Properties

FOR SALE

£224,950

A RECENTLY REFURBISHED TWO BEDROOM AND TWO BATHROOM APARTMENT
WITH ALLOCATED UNDERGROUND PARKING AND BALCONY WITH RIVER VIEWS















Two bedroom apartment

2

Bedrooms

2

Bathrooms

670

SQ FT



ABOUT

A very well-presented apartment within a well-established building in a riverside location. Many of the city's amenities are within easy walking distance including the General Infirmary (28 mins), the Law Courts (22 mins), the Railway Station (14 mins), the Business District and the main shopping areas of Trinity (9 mins) and Victoria Gate (10 mins).

The apartment is in great condition and has an upgraded kitchen and river views from the balcony.

TWO BEDROOMS AND TWO BATHROOMS

ONSITE GYM AND CONCIERGE

EWS1: B1

EPC: B

BALCONY WITH RIVER VIEWS

COUNCIL TAX BAND: C

RECENTLY REFURBED - BRAND NEW KITCHEN
WITH NEW APPLIANCES

LEASEHOLD

UNDERGROUND SECURE CAR PARKING

APPROX. 670 SQ FT



ABOUT.. continued

Brewery Wharf is a scheme of 305 apartments set within 5 individual blocks. Built by Barratt developments in 2005 the development sits on the south bank of the river Aire with vehicular access off Bowman Lane. There is an onsite concierge, landscaped gardens, onsite gymnasium and direct access to the riverside. The wider development offers onsite amenities including Sainsburys Local, Cafe Yum Yum and 212 cafe and bar.

We are advised of the following:

Ground Rent - £350 P.A

Service Charge - £2991.80 P.A

Lease Term – 999 years from 2005

Council Tax - Band C - £1,827.21 P.A

Communal electricity charge - £350 P.A

EPC Rating- C

Heating:	Gas central heating. Metred consumption
Water:	Mains connected, via a meter
Broadband:	High speed fibre
Mobile signal:	No issues to report
Construction type:	purpose-built; brick
Flood Risk:	None
Local Planning Permissions:	Aire Park



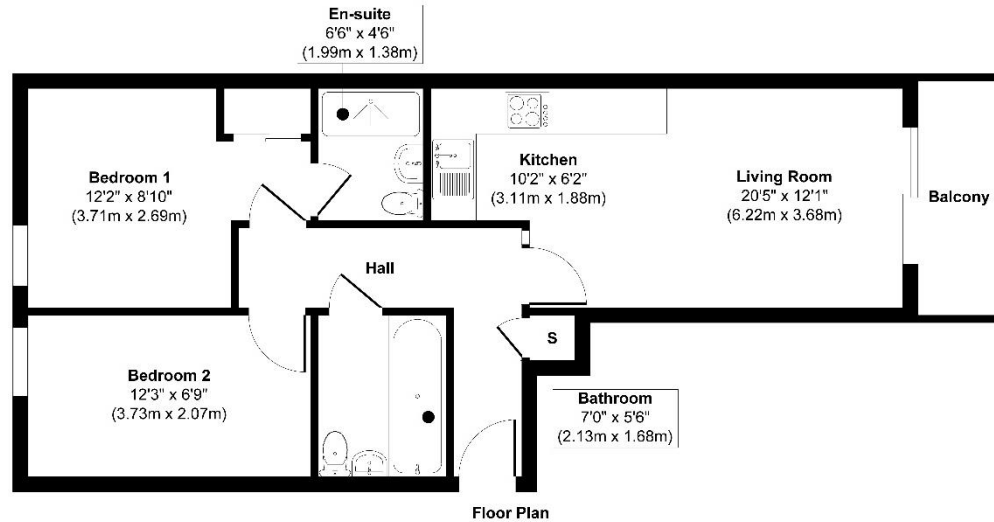






Floorplan

80 Balmoral Place, Leeds LS10 1HR

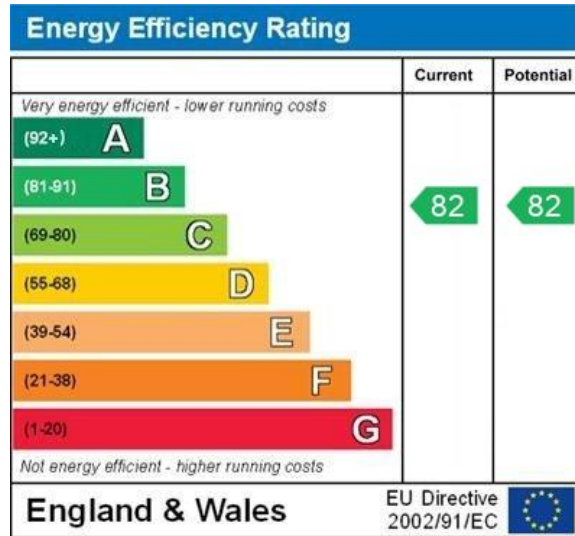


Approx. Gross Internal Floor Area 520 sq. ft / 48.32 sq. m

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



EPC



WWW.EPC4U.COM



Lease information

999 from
2003

Lease length

£TBC
P.A

Service charge

£315
P.A

Ground rent



For more information or to arrange a viewing contact
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