



Elba  
Leeds, LS12

**ZENKO**  
Properties

# FOR SALE

£189,950

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\*\* TWO BEDROOMS AND TWO BATHROOMS \*\* TWO BALCONIES \*\* SECURE  
ALLOCATED CAR PARKING \*\*





















## Two bedroom apartment

2

Bedrooms

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1

Bathrooms

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614

SQ FT

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# ABOUT

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A well-presented apartment in an established development close to the city centre. .Many of the city's amenities are within easy walking distance including the General Infirmary (25 mins), the Law Courts (16 mins), the Railway Station (17 mins), the Wellington Place (11 mins) and the main shopping areas of Trinity 18 (mins) and Victoria Gate (27 mins) being within easy reach.

TWO BEDROOMS AND TWO BATHROOMS

CANAL SIDE DEVELOPMENT AND CLOSE TO  
TRANSPORT LINKS

SECURE ALLOCATED CAR PARKING

COUNCIL TAX BAND: D

BALCONIES OFF THE LIVING AREA AND MASTER  
BEDROOM

EPC: B

AVAILABLE AS A TENANTED INVESTMENT OR WITH  
VACANT POSSESSION - CURRENTLY RENTED AT £1050 PCM

APPROX. 617 SQUARE FEET

LEASEHOLD



## ABOUT.. continued

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Built by Mayfair Developments in 2005 City Island consists of 404 apartments set within 7 individual buildings ranging from 6 to 14 floors. The development sits between the River Aire and Leeds-Liverpool Canal and is accessed off the A58 (Wellington Road). Some apartments have an allocated underground parking space, and some have balconies each offering a range of aspects. The site benefits from 24-hour security with a presence from the management company 8am-5pm Monday to Friday and an external security company covering evenings and weekends. There is extensive HD quality CCTV system throughout and high-speed internet available.

We are advised that the current service charge £2073P.A

We are advised that the current ground rent is £200 P.A

Lease Length - 999 years from 2006.



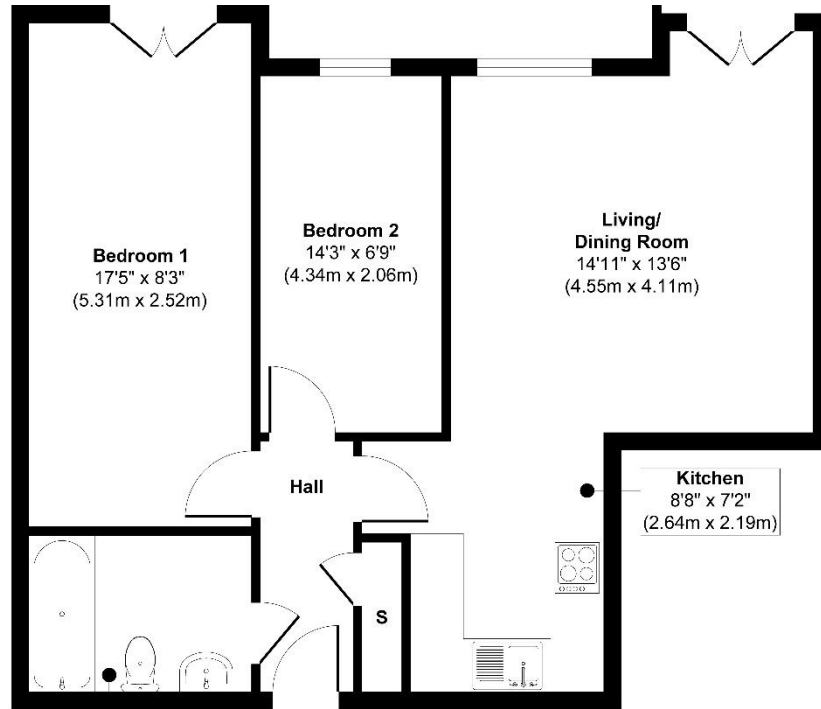






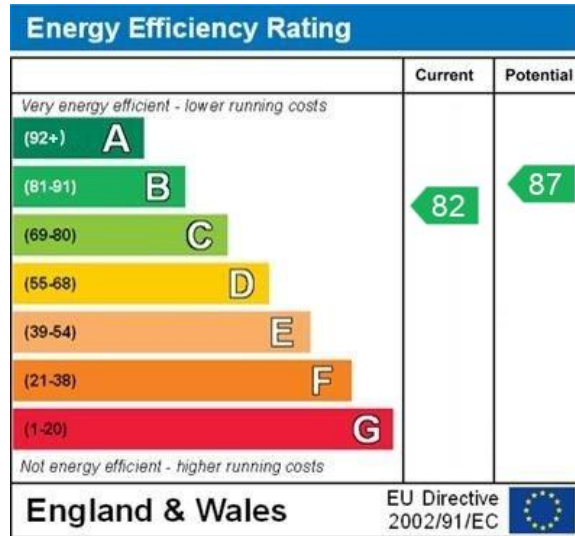


# Floorplan





# EPC



WWW.EPC4U.COM



## Lease information

999 from  
2006

Lease length

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£2073  
P.A

Service charge

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£200  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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