



# The Ironworks Leeds, LS11

**ZENKO**  
Properties

# FOR SALE

£299,950

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A VERY WELL-PRESENTED TWO BEDROOM AND TWO BATHROOM APARTMENT  
WITHIN THE IRONWORKS. THE DEVELOPMENT BENEFITS FROM LOW SERVICE  
CHARGES, A 999 YEAR LEASE AND PEPPERCORN GROUND RENT









ZENKO











## Two bedroom apartment

2

Bedrooms

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2

Bathrooms

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667

SQ FT

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# ABOUT

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A fifth floor two bedroom and two-bathroom apartment in a very well-established building in Holbeck Urban Village. Many of the city's amenities are within easy walking distance including the train station southern entrance (7 mins), Leeds General Infirmary (24 mins), the Law Courts (20 mins), Trinity (11 mins), Victoria Gate (18 mins) and Wellington Place (9 mins). There are quality venues in the immediate area to eat and drink including The Midnight Bell, Northern Monk Refectory, The Cross Keys and Suki. Additionally, further independent amenities can be found at Granary Wharf (3 mins).

TWO BEDROOMS AND TWO BATHROOMS

667 SQUARE FEET

5<sup>TH</sup> FLOOR

MANY QUALITY AMENITIES CLOSE BY

PEPPERCORN GROUND RENT, LOW SERVICE  
CHARGE AND COUNCIL TAX BAND D

8 YEARS REMAINING ON NHBC WARRANTY

SPACIOUS COVERED BALCONY

EPC: C

BOSCH INTEGRATED KITCHEN APPLIANCES, SOFT  
CLOSE UNITS, SILESTONE WORKSURFACES AND  
INDUCTION HOB

999 YEAR LEASEHOLD WITH PEPPERCORN GROUND RENT  
AND LOW SERVICE CHARGES



# ABOUT.. continued

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The Ironworks is a scheme of just 68 homes made up of apartments and town houses, built by PfPigloo in 2022. The development sits with frontage to David Street just off Water Lane and forms part of Holbeck Urban Village and is designed with a nod to the heritage architecture that surrounds the development. Some of the homes have an allocated underground parking space and all have some outside space.

- We are advised that the current service charge £1892.36 P.A inc buildings insurance
- We are advised that the current ground is peppercorn
- Lease length 999 years from 1<sup>st</sup> Jan 2020

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:	Brick
Flood Risk:	None
Local Planning Permissions:	Sky Gardens











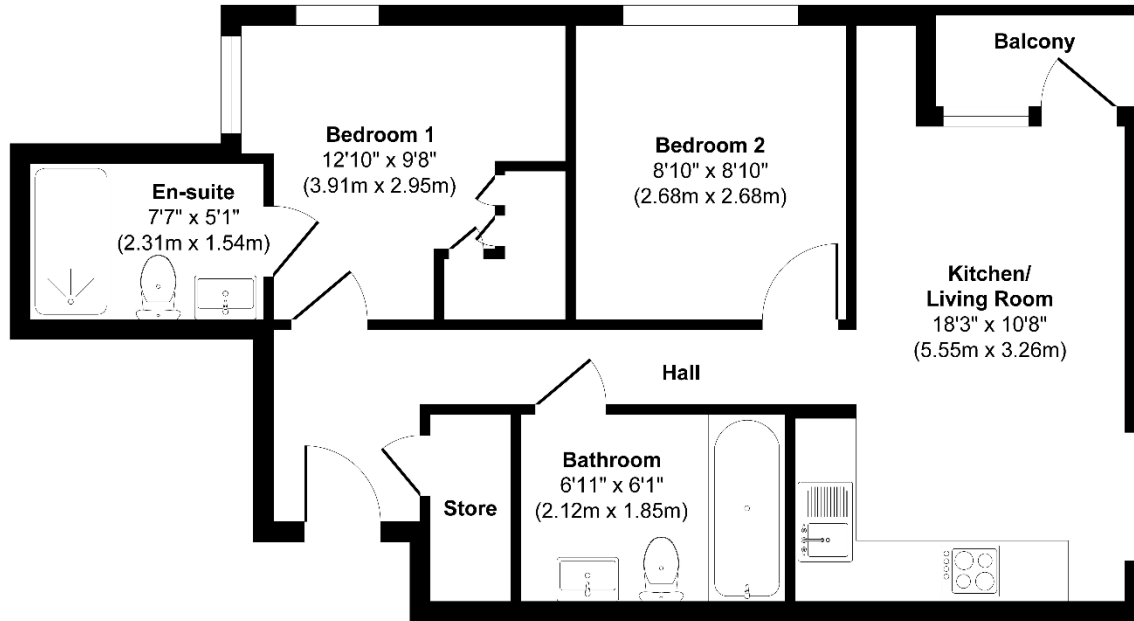








# Floorplan



Floor Plan

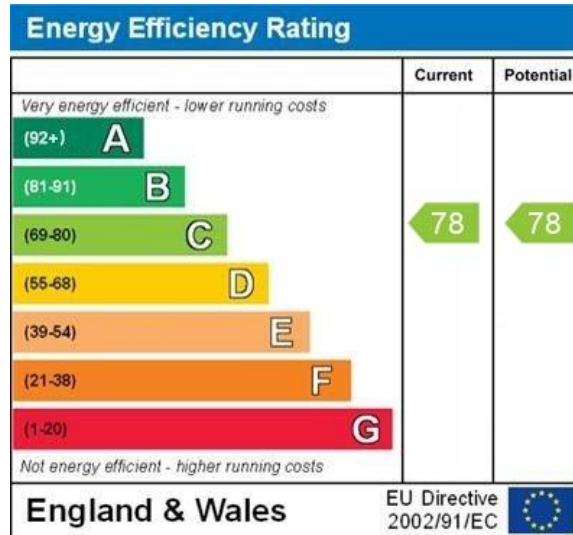
Approx. Gross Internal Floor Area 667 sq. ft / 61.97 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.

Produced by Elements Property



# EPC



WWW.EPC4U.COM





## Lease information

999 from  
2020

Lease length

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£1892  
P.A

Service charge

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N/A  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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Properties