



# Admiral Court Leeds, LS10

**ZENKO**  
Properties

# FOR SALE

£289,950

---

A VERY WELL-PRESENTED TWO BEDROOM TWO BATHROOM  
APARTMENT WITH BALCONY OFFERING RIVER VIEWS AND  
UNDERGROUND CAR PARKING SPACE































## Two bedroom apartment

2

Bedrooms

---

2

Bathrooms

---

825

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 has river views from the living area and balcony and there is also the benefit of an upgraded kitchen and bathrooms.

Brewery Wharf is a scheme of 305 apartments set within 5 individual blocks. Built by Barratt developments in 2008 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 - £315 P.A  
Service Charge - £3642 P.A  
Lease Term – 999 years from 2003  
Council Tax - Band D  
EPC Rating- B





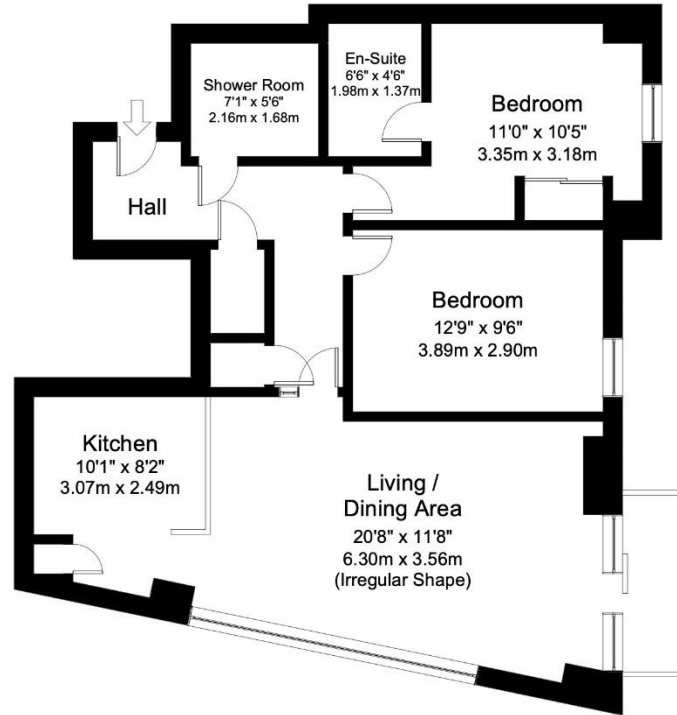








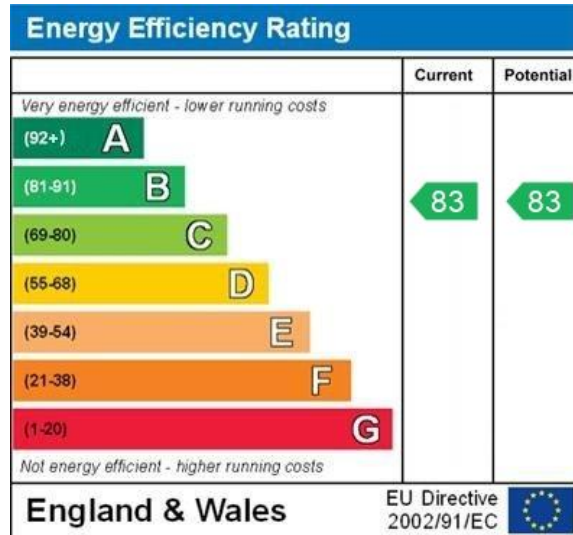
# Floorplan



Not to Scale. Copyright © Apex Pl



# EPC



WWW.EPC4U.COM





## Lease information

999 from  
2003

Lease length

---

£3642  
P.A

Service charge

---

£315 P.A

Ground rent

---



For more information or to arrange a viewing contact  
Tobias Duczenko, Owner, Zenko Properties



Zenko Properties, 2 The  
Chandlers, Leeds, LS2 7EZ



0113 247 0777



tobias@zenkoproperties.co.uk



[www.zenkoproperties.co.uk](http://www.zenkoproperties.co.uk)



**ZENKO**  
Properties