



# Brewery Wharf Leeds, LS10

**ZENKO**  
Properties

# FOR SALE

£259,950

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UPGRADED TWO BEDROOM APARTMENT WITH TWO WEST FACING BALCONIES  
WITH RIVER VIEWS AND SECURE CAR PARKING

















## Two-bedroom Apartment

2

Bedrooms

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2

Bathrooms

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706

SQ FT

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# ABOUT

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A spacious 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 both bedrooms with balconies to the living area and main bedroom. (All times specified are quoted walking distances form Google Maps)

UPGRADED KITCHEN

FITTED WARDROBES TO MASTER BEDROOM

BOTH BATHROOMS HAVE BEEN  
UPGRADED

ONSITE GYM AND CONCIERGE

UPGRADED FLOORING

EPC: B

TWO WEST FACING BALCONIES WITH RIVER VIEWS

LEASEHOLD

APPROX 706 SQUARE FEET

EWS1: B1



# ABOUT.. continued

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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 - £315 P.A

Service Charge: £3316 PA

Lease Term: 999 years from 2003

Council Tax: Band - D

EPC Rating- B

One allocated secure parking space is included.











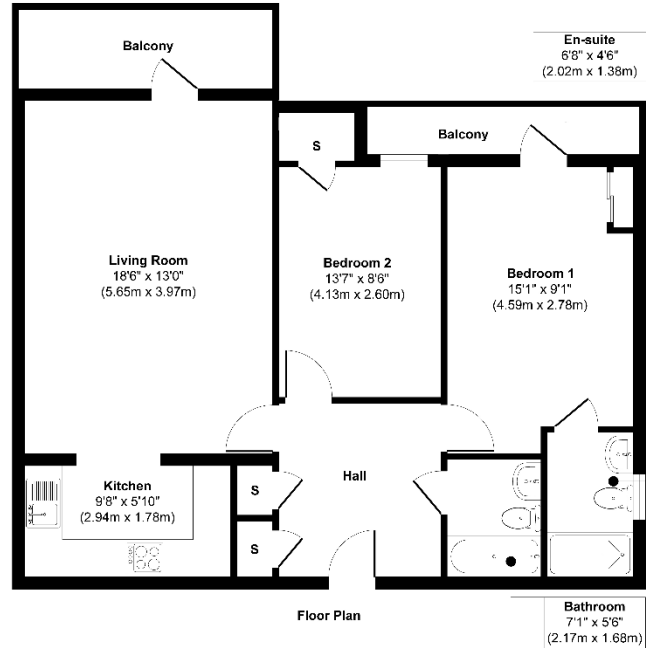








19 Admiral Court, Leeds LS10 1HP



Approx. Gross Internal Floor Area 706 sq. ft / 65.59sq. m

Illustration for identification purposes only. Measurements are approximate. Not to scale.  
Produced by Elements Property



EPC





## Lease information

999 from  
2003

Lease length

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£3316  
P.A

Service charge

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£315 P.A

Ground rent

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For more information or to arrange a viewing contact  
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