



Penthouse,
Balmoral Place, Leeds

ZENKO
CITY LIVING

FOR SALE

£1,095,000

A HIGHLY INDIVIDUAL THREE BEDROOM DUPLEX PENTHOUSE
APARTMENT IN BREWERY WHARF, WITH LARGE SOUTH FACING
TERRACE SECURE BASEMENT PARKING.













3

Bedrooms

2

Bathrooms

1800

Sq. Ft.

1000

Sq. Ft. Terrace



ABOUT

A highly individual penthouse apartment in Brewery Wharf which has been extensively adapted and improved. Over the last 20 years, the current owners have created a very substantial, fully decked south facing landscaped terrace and an upper floor master bedroom with bespoke glass staircase, floor to ceiling windows, en-suite and dressing area. The apartment has 3 bedrooms, 2 bathrooms, a large L-shaped living room with terrace access and gable windows with long views down the river.

HIGHLY INDIVIDUAL DUPLEX PENTHOUSE

SECURE BASEMENT PARKING SPACE

FIRST TIME ON THE MARKET

ONSITE RESIDENTS GYM AND CARETAKER

APPROX. 1800 SQUARE FEET INTERNAL SPACE

EPC: TBC

APPROX. 1000 SQUARE FOOT SOUTH FACING TERRACE

LEASEHOLD

MASTER SUITE WITH BATHROOM, DRESSING ROOM
AND UPPER TERRACE ACCESS

COUNCIL TAX BAND: F



ABOUT.. continued

Leasehold information

Ground Rent:	£326 PA (Reviewed every 20 years from the commencement date indexed to RPI, next review 2042)
Service Charge	£4000 PA
Lease Term	999 years from 1 January 2002

Brewery Wharf is a scheme of 325 apartments set within 6 individual blocks. Built 2005 the site 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.

Council Tax:	Band F (£3121 PA)
EPC Rating	TBC

Heating:	Gas central heating
Water:	Mains connected, heated via gas boiler
Broadband:	High speed fibre
Mobile signal:	No issues to report
Construction type:	Purpose built mixed materials







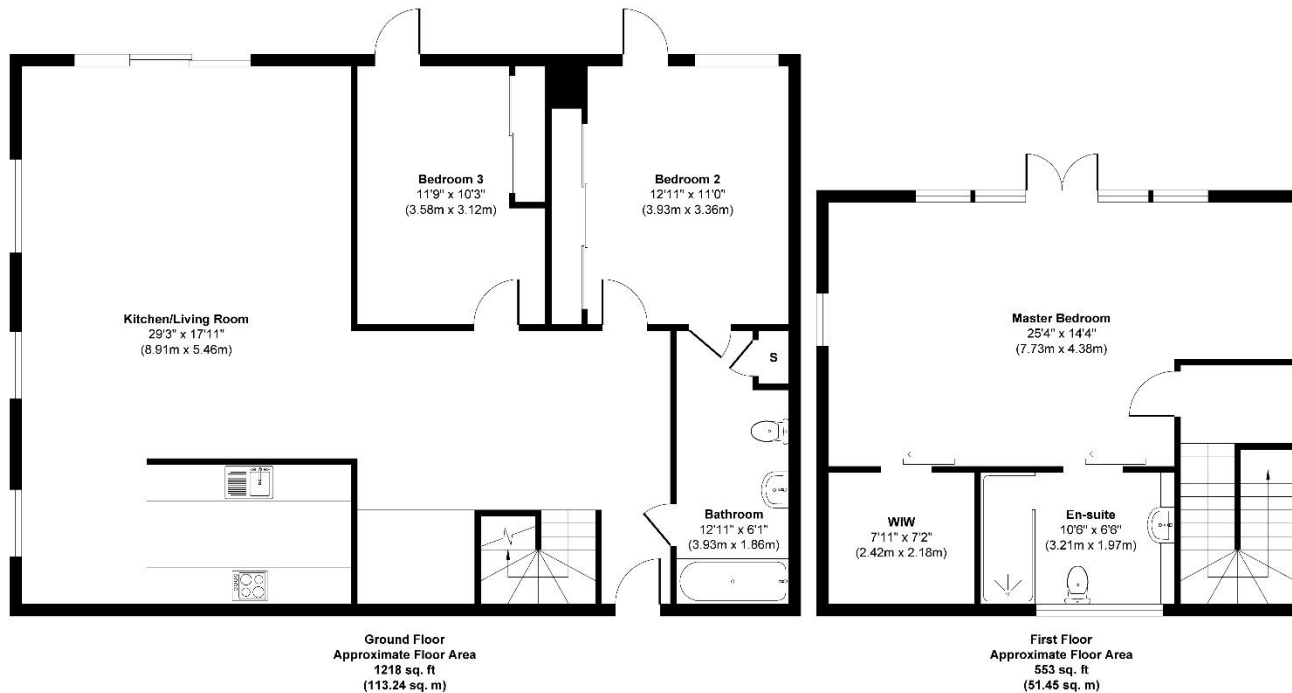








98 Balmoral Place, Leeds LS10 1HR



Approx. Gross Internal Floor Area 1771 sq. ft / 164.69 sq. m

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

Produced by Elements Property



EPC - tbc



Lease information

999 from
2004

Lease length

£4000
P.A

Service charge

£326
P.A

Ground rent



For more information or to arrange a viewing contact
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