



32 The Calls,  
EastLeeds

ZENKO  
CITY LIVING

FOR SALE

**£184,950**

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A ONE BEDROOM CONVERTED APARTMENT WITHIN A GRADE II  
LISTED BUILDING WITH SOUTH FACING BALCONY RIGHT ON  
THE RIVER















1

Bedrooms

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1

Bathrooms

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587

Sq. Ft.

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# ABOUT

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A spacious apartment with a generous south facing balcony with views up and down the river.

32 The Calls is Grade II listed building on the banks of the river Aire opposite Brewery Wharf and close by to the Corn Exchange (5 mins) & Trinity shopping centre (6 mins). The building is attractive both inside and out with lift access to all floors .Neighbouring locations for food & drink are, Shears Yard (1 mins), Lamb and Flag (2 min), Ambiente Tapas (1 min) & Calls Landing (1 min).

(All times specified are quoted walking distances form Google Maps)

SOUTH FACING BALCONY ON THE RIVER

GRADE II LISTED

UPGRADED BATHROOM

APPROX. 587 SQ FT

OPEN PLAN KITCHEN/LIVINGF AREA

EPC: C

DUAL ASPECT

COUNCIL TAX BAND: C

CONVERSION FEATURES

LEASEHOLD



# ABOUT.. continued

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We are advised of the following leasehold charges:

Ground rent	£50 P.A
We are advised that the service charge is	£2,056.28 P.A
Lease Term	150 years from 1991
Council tax:	C
EPC RATING	C

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









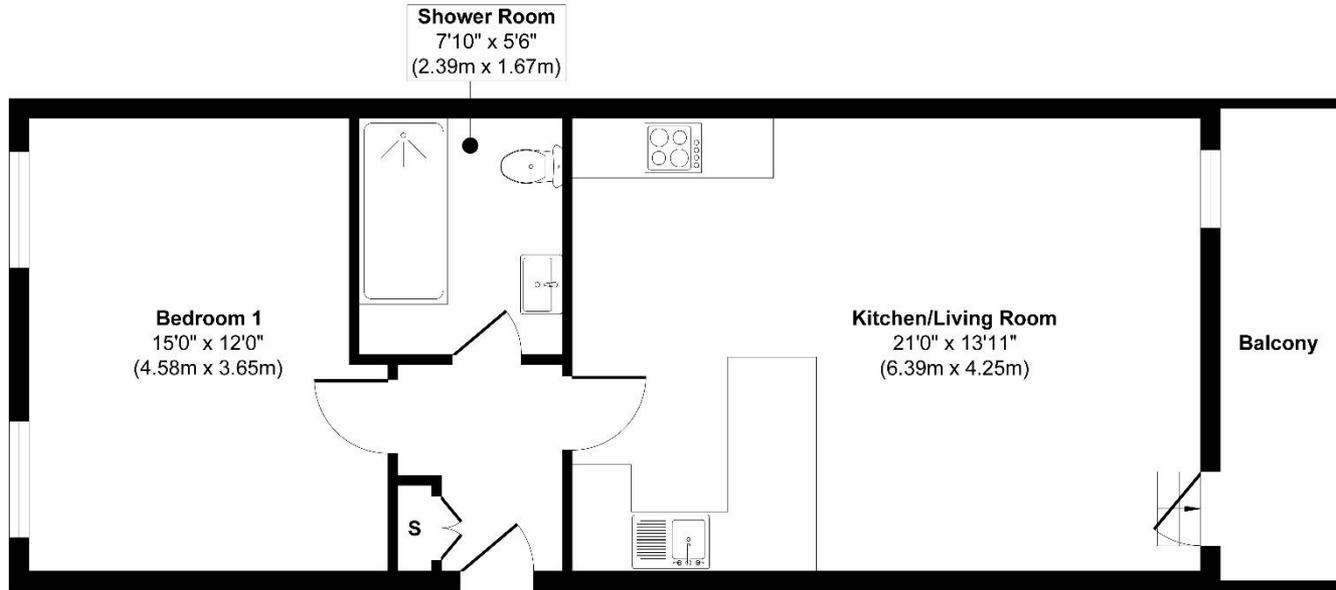
YOU & ME  
ME & YOU  
YOU & ME  
E & YOU

CITY SQUARE  
CLOSED  
Find alternative

YOU & ME  
ME & YOU  
YOU & ME  
E & YOU

SELLER  
COMMERCIAL

21, 32 Call Lane, Leeds LS1 7BR



Floor Plan

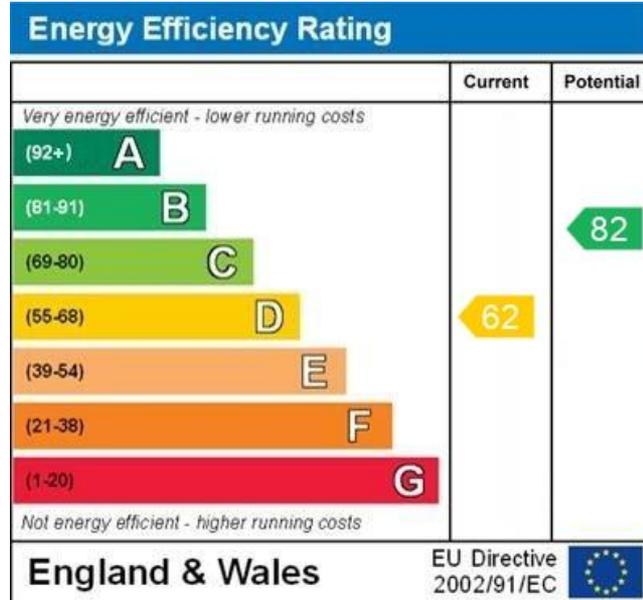
Approx. Gross Internal Floor Area 587 sq. ft / 54.54 sq. m

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

Produced by Elements Property



# EPC



WWW.EPC4U.COM



## Lease information

125 from  
1991

Lease length

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£2056  
P.A

Service charge

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£50  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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