



49A St Pauls St,  
LS1

ZENKO  
CITY LIVING

# FOR SALE

**£399,950**

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A TWO BEDROOM AND TWO BATHROOM HIGH SPECIFICATION  
APARTMENT IN A VERY CENTRAL LOCATION























2

Bedrooms

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2

Bathrooms

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1140

Sq. Ft.

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# ABOUT

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A spacious high specification apartment in a central location. 49A is a redevelopment of a former office building close by to Park Square and consists of three one-bedroom apartments, six two-bedrooms and one four-bedroom penthouse. The scheme was completed in October 2019 and this apartment is presented in an 'As new' condition'. There are many local amenities close by including Leeds Railway Station (7 mins) and Park Square (1 min).

CENTRALLY LOCATED CLOSE BY TO PARK SQUARE

MASTER SUITE WITH SPLIT LEVEL ACCESS TO  
ENSUITE WITH FREE STANDING BATH

1140 SQUARE FEET

FITTED WARDROBES TO BEDROOMS

HUGE OPEN PLAN LIVING, KITCHEN, DINING  
AREA

COUNCIL TAX BAND: E

HIGH SPECIFICATION KITCHEN WITH BREAKFAST  
BAR AND QUALITY INTEGRATED APPLIANCES

EPC: D

HIGH CEILINGS

LEASEHOLD



# ABOUT.. continued

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We are advised of the following leasehold charges:

Service charge:	£2456 P.A
Ground rent:	£250 P.A
Lease Length:	250 from 2019
Council tax band:	E

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: Conversion

Flood Risk: None

Local Planning Permissions: NA









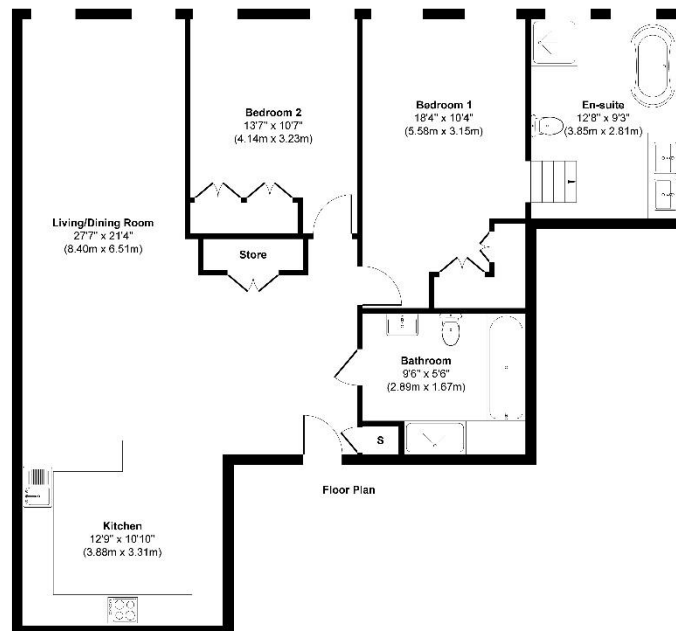








3, 49A St Pauls St, Leeds LS1 2TE



Approx. Gross Internal Floor Area 1137 sq. ft / 105.69 sq. m

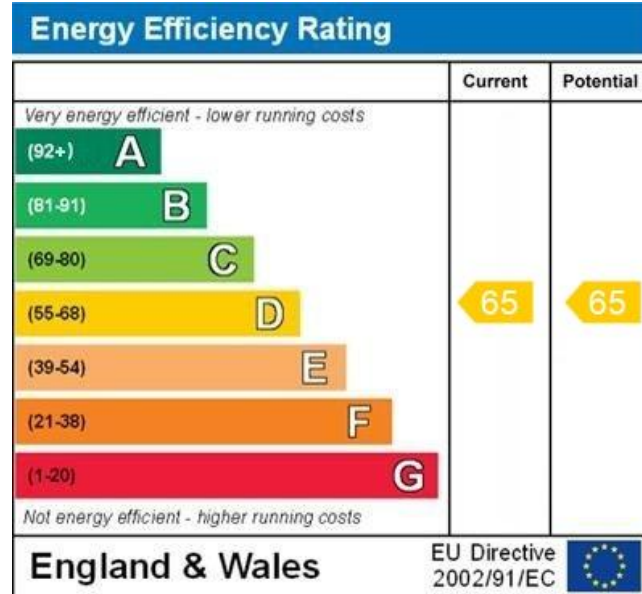
Illustration for identification purposes only. measurements are approximate. not to scale.

Produced by Elements Property





# EPC



WWW.EPC4U.COM

## Lease information

250 from  
2019

Lease length

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£2456  
P.A

Service charge

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£250  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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