



Simpsons Fold West,  
Dock St

ZENKO  
CITY LIVING

# FOR SALE

**£154,950**

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A ONE BEDROOM APARTMENT WITH UPGRADED KITCHEN AND  
BATHROOM WITHIN A GRADE II LISTED WAREHOUSE  
CONVERSION.



























2

Bedrooms

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1

Bathrooms

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801

Sq. Ft.

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# ABOUT

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A spacious 4<sup>th</sup> floor two-bedroom apartment in a very well-established building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary (21 minutes), the Law Courts (17 minutes), the Business District (10 mins) and direct access to the railway station is available from the development. The main shopping areas of Trinity (8 mins) and Victoria Gate (8 mins) are also close by.

The property is positioned on the 4<sup>th</sup> floor and has a balcony right on the canal; residents also have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

FOURTH FLOOR WITH BALCONY RIGHT ON  
THE CANAL

DIRECT ACCESS TO THE TRAIN STATION

SOUTH FACING AND CANAL VIEWS FROM  
ALL WINDOWS

COUNCIL TAX BAND: C

COMMUNAL ROOF GARDEN

EPC: B

801 SQUARE FEET

LEASEHOLD

MANY QUALITY ONSITE AMENITIES

WATERSIDE DEVELOPMENT



# ABOUT.. continued

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Granary Wharf is a mixed-use waterside development consisting of 282 apartments split across two residential buildings. Candle House is a 21-floor cylindrical tower with 160 apartments and Watermans Place is a tiered building with a further 122 apartments. Built by Muse Developments in 2009/2010. Granary Wharf offers a great range of amenities including restaurants, bars, cafes as well as a convenience store, nail salon, hotel and direct access to the southern entrance to the train station.

The development sits on a site flanked by the railway arches, the Leeds Liverpool canal basin and the River Aire. Vehicular access is off Wharf approach via Water Lane and pedestrian access is either via the dark arches or Little Neville Street and then by crossing the foot bridge.

We are advised of the following leasehold information:

Service charge Approx. £3195.75 P.A

Buildings insurance: £449.96

Ground rent is £275 P.A

Lease length 250 years from 2007





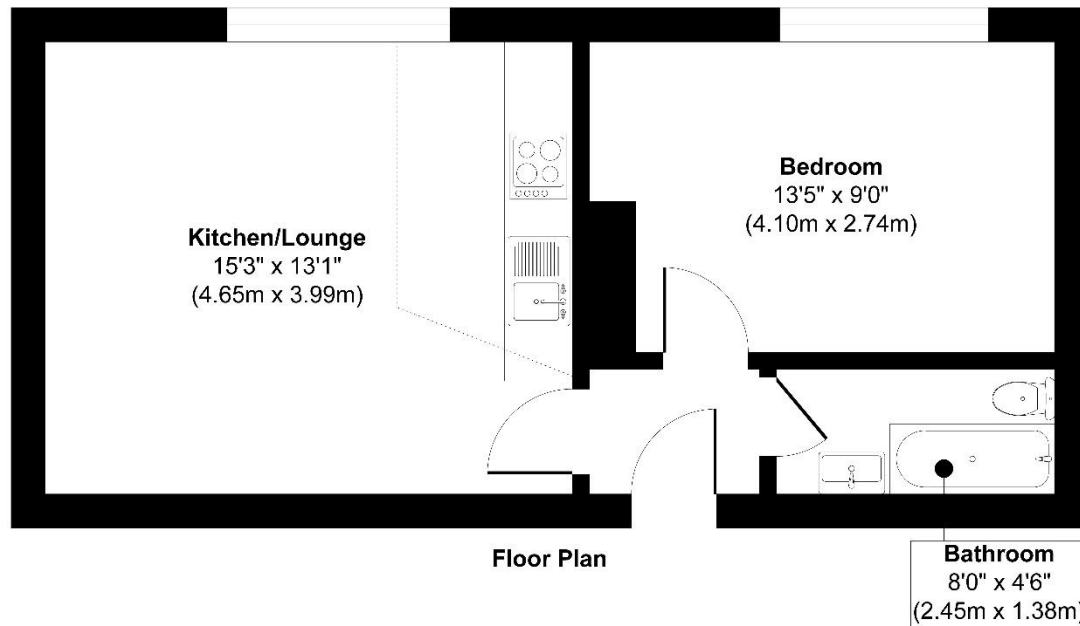




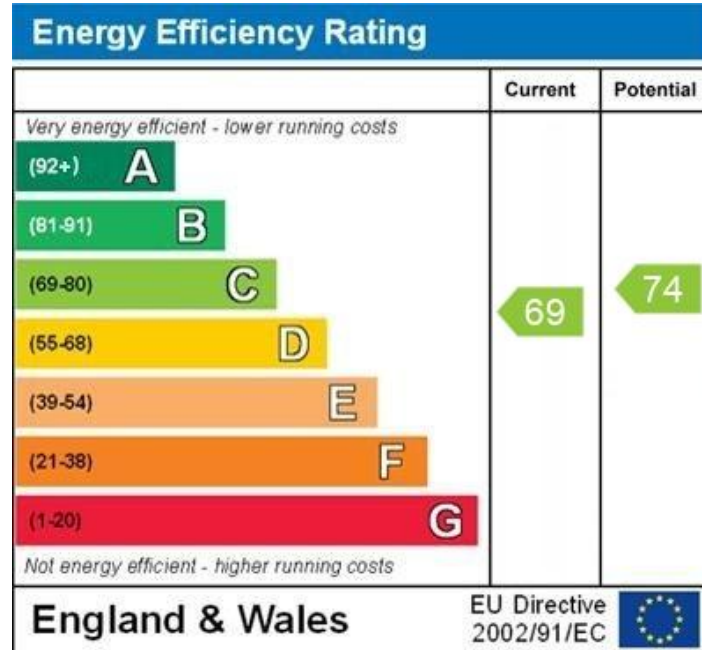


# Floorplan

5 Simpson's Fold, Leeds LS10 1JF



# EPC



WWW.EPC4U.COM



## Lease information

125 from  
1997

Lease length

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£1917  
P.A

Service charge

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£172  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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