



Ironworks,
David St

ZENKO
CITY LIVING

FOR SALE

£208,950

A SPACIOUS ONE BEDROOM APARTMENT WITH BALCONY IN A
MODERN HIGH-SPECIFICATION DEVELOPMENT











- SHE -
Designed
a Life -
SHE -
LOVED











1

Bedrooms

1

Bathrooms

463

Sq. Ft.



ABOUT

A spacious 2nd floor apartment in a modern and well-established building in Holbeck Urban Village. Many of the city's amenities are within easy walking distance including the train station southern entrance (7 mins), Leeds General Infirmary (24 mins), the Law Courts (20 mins), Trinity (11 mins), Victoria Gate (18 mins) and Wellington Place (9 mins). There are quality venues in the immediate area to eat and drink including The Midnight Bell, Northern Monk Refectory, The Cross Keys and Suki. Additionally, further independent amenities can be found at Granary Wharf (3 mins).

MODERN HIGH-SPECIFICATION APARTMENT

468 SQUARE FEET

FLOOR TO CEILING WINDOWS

MANY QUALITY AMENITIES CLOSE BY

PEPPERCORN GROUND RENT AND LOW SERVICE CHARGE

7 + YEARS REMAINING ON NHBC WARRANTY

SPACIOUS COVERED BALCONY

EPC: B

BOSCH INTEGRATED KITCHEN APPLIANCES, SOFT CLOSE UNITS, SILESTONE WORKSURFACES AND INDUCTION HOB

LEASEHOLD



ABOUT.. continued

The Ironworks is a scheme of just 68 homes made up of apartments and town houses, built by PfPigloo in 2022. The development sits with frontage to David Street just off Water Lane and forms part of Holbeck Urban Village and is designed with a nod to the heritage architecture that surrounds the development. Some of the homes have an allocated underground parking space and all have some outside space.

- We are advised that the current service charge £TBC P.A inc buildings insurance
- We are advised that the current ground is peppercorn
- Lease length 999 years from 1st Jan 2020

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: Brick

Flood Risk: None

Local Planning Permissions: None





Spire Barristers

AXIOLOGIK

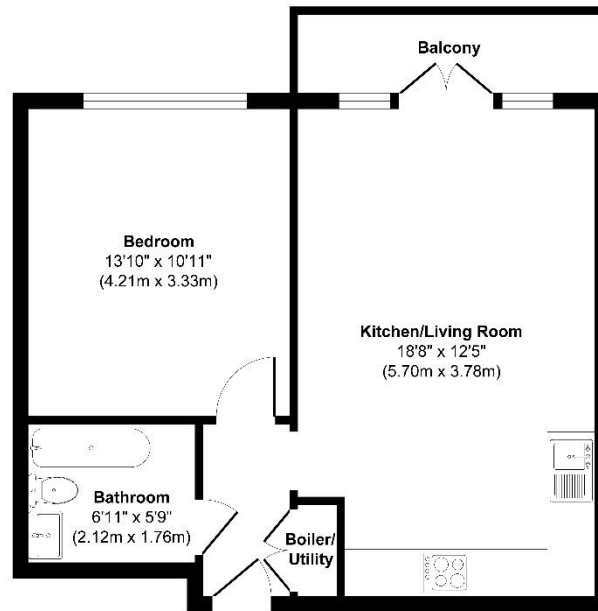
St. David's
Court

St. David's
Court



Floorplan

32 Ironworks, Leeds LS11 5FB



Floor Plan

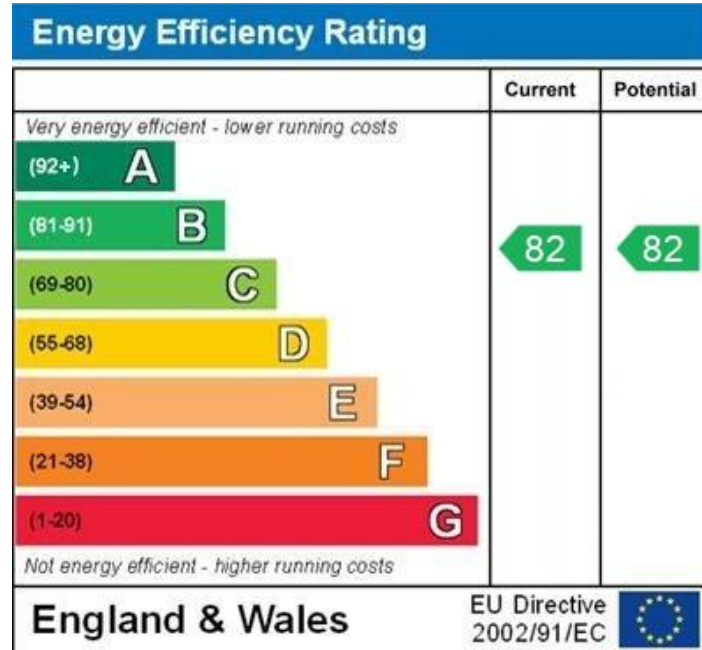
Approx. Gross Internal Floor Area 470 sq. ft / 43.74 sq. m

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

Produced by Elements Property



EPC



WWW.EPC4U.COM

Lease information

999 from
2020

Lease length

£1483
P.A

Service charge

£0
P.A

Ground rent



For more information or to arrange a viewing contact
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