



Blue,
Granary Wharf

ZENKO
CITY LIVING

FOR SALE

£229,950

A SPACIOUS RIVER FRONTING TWO BEDROOM APARTMENT
WITH BALCONY



















2

Bedrooms

2

Bathrooms

785

Sq. Ft.



ABOUT

A spacious two-bedroom and two-bathroom 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 (20 minutes), the Law Courts (15 minutes), the Business District (11 mins) and railway station moments away. The main shopping areas of Trinity (7 mins) and Victoria Gate (7 mins) are also close by as well as places to eat and drink at Granary Wharf (2 mins) just across the river.

The property is positioned on the 3rd floor, extends to 785 square feet, and has a west facing balcony off the living area with river views. (All walking times taken from Google Maps)

LARGER THAN AVERAGE - 785 SQUARE FEET

MOMENTS FROM THE TRAIN STATION AND
GRANARY WHARF

BOTH BEDROOMS ARE SPACIOUS WITH BUILT-IN
WARDROBES TO EACH

EPC: C

BALCONY ON THE RIVER

COUNCIL TAX BAND: D

FULLY REDECORATED AND RECARPTED

LEASEHOLD

EWS1: B1 (CLADDING REMEDIATION COMPLETED)



ABOUT.... continued

Constructed in 2002, Blue is a development of 61 apartments located on the eastern bank of the river, to the rear of which is Little Neville Street and the Hilton Hotel. The scheme is a 16 storey high residential block, with a ground floor retail use that currently a bar with riverside terrace.

Service charge £1884 P.A including buildings insurance

Ground rent is £225 P.A

Lease length 125 years from 2002



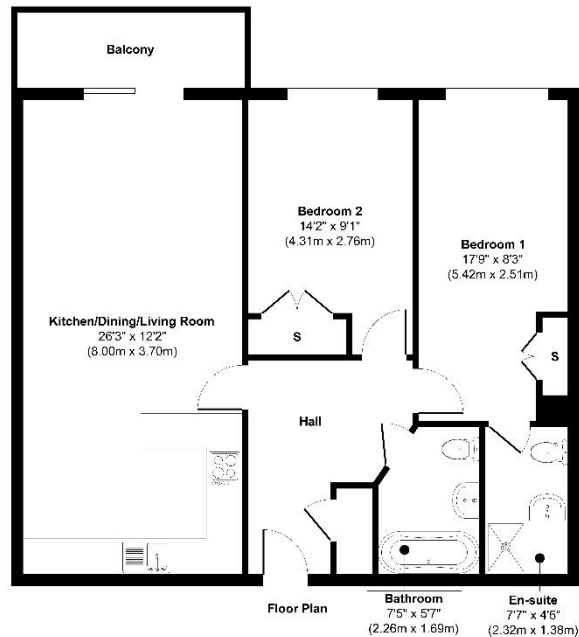






Floorplan

15 Blue, 3 Little Neville Street, Leeds, LS1 4ED

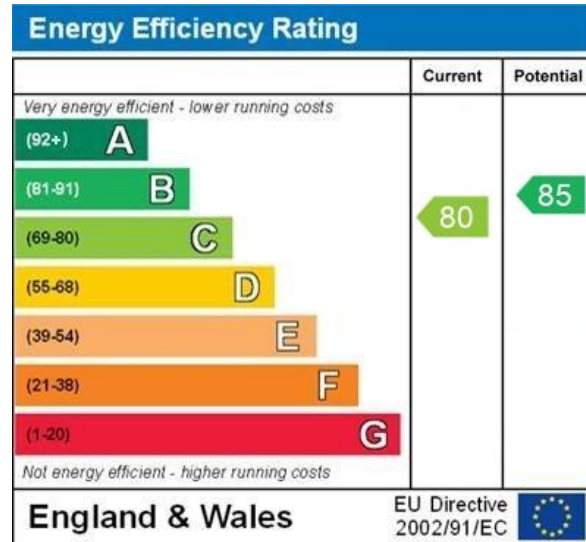


Approx. Gross Internal Floor Area 783 sq. ft / 72.82 sq. m

Illustration for information purposes only; measurements are approximate, not to scale.
Produced by Homedit Property



EPC



WWW.EPC4U.COM

Lease information

125 from
2002

Lease length

£1884
P.A

Service charge

£225
P.A

Ground rent



For more information or to arrange a viewing contact
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