



Blue, Little Neville St,  
LS1

ZENKO  
CITY LIVING

# FOR SALE

**£229,950**

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A SPACIOUS TWO BEDROOM APARTMENT WITH BALCONY  
RIGHT ON THE RIVER



































2

Bedrooms

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2

Bathrooms

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780

Sq. Ft.

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# ABOUT

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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 extends to 785 square feet, and has a west facing balcony off the living area with river views.

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

EWS1: B1 (CLADDING REMEDIATION COMPLETED)

COUNCIL TAX BAND: E

TWO BATHROOMS

BALCONY ON THE RIVER



# ABOUT.... continued

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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 £2714 P.A including buildings insurance

Ground rent is £225 P.A

Lease length 125 years from 2002

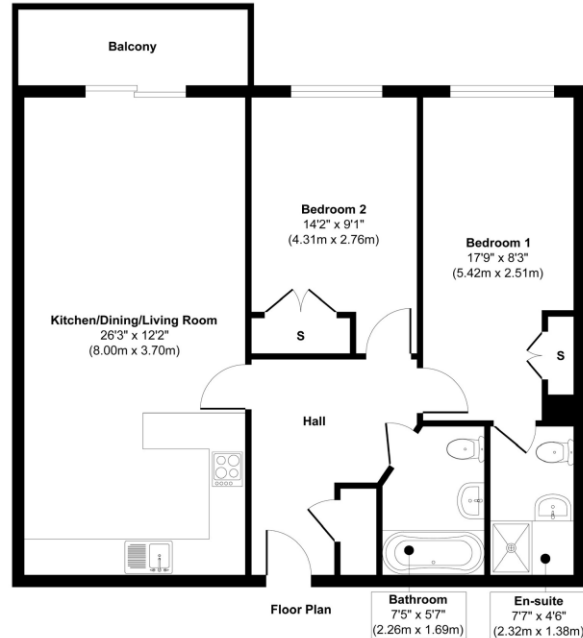






# Floorplan

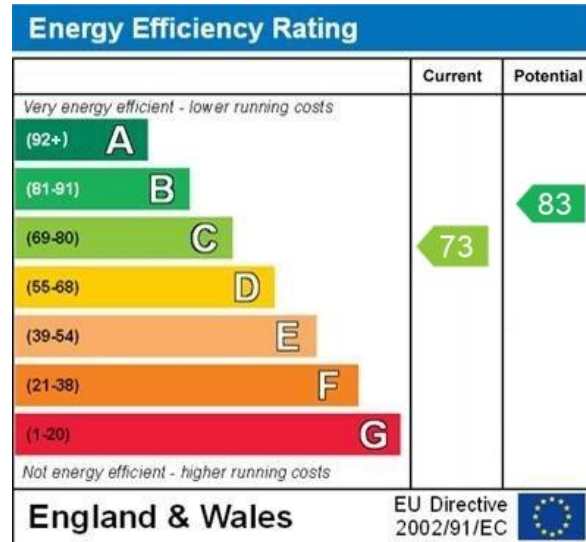
Blue, 3 Little Neville Street, Leeds, LS1 4ED



Approx. Gross Internal Floor Area 783 sq. ft / 72.82 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



# EPC



WWW.EPC4U.COM

For more information or to arrange a viewing contact  
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