



Mackenzie House, Leeds, LS10 1PT

£270,000

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- BALCONY OVERLOOKING CANAL
- WATERSIDE DEVELOPMENT
- CASH BUYERS ONLY AT THIS TIME
- FUNDING FOR CLADDING WORKS GRANTED
- PARKING SPACE INCLUDED IN PRICE
- GOOD SIZED BALCONY
- VIBRANT LOCATION IN A TRANQUIL SETTING

*****CASH ONLY*** FABULOUS DOCK SIDE FACING TWO BEDROOM, TWO BATHROOM APARTMENT with BALCONY and UNDERCROFT PARKING SPACE INCLUDED IN THE PRICE.**

CURRENTLY ONLY CASH BUYERS. FULL FUNDING GRANTED FOR FIRE SAFETY REMEDIAL WORKS INCLUDING BALCONIES. Awaiting start date. Tenanted until June 2025 with six month break clause (December 2024). £1300PCM rental income.

Spacious light and airy apartment available to purchase for a good price due to current on going remedial works.

Leeds Dock is a vibrant place to live with various restaurants, coffee shops and bars to chose from, including pop ups and rotating catering vans. Home to the Royal Armouries, Leeds Dock is a fantastic location, hosting various events throughout the year as well as the taxi boat which is available to take you along the south bank. The location has become the home to media and advertising companies such as Channel 4, Sky and IMA-HOME.

City living at its best in a lovely location. EPC Rating D. Council tax Band D.

Lease information and Costs

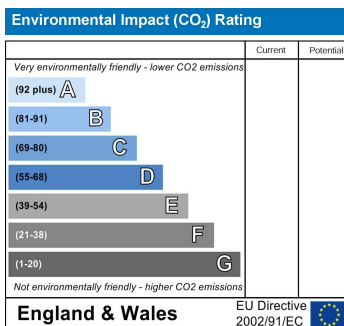
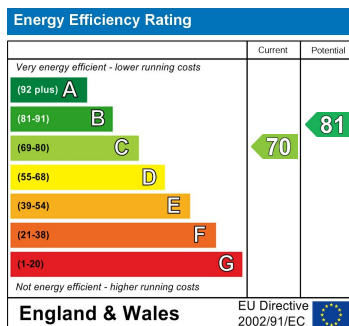
Leasehold: 150 years from 26.03.2002. Approximately 129 years remaining.

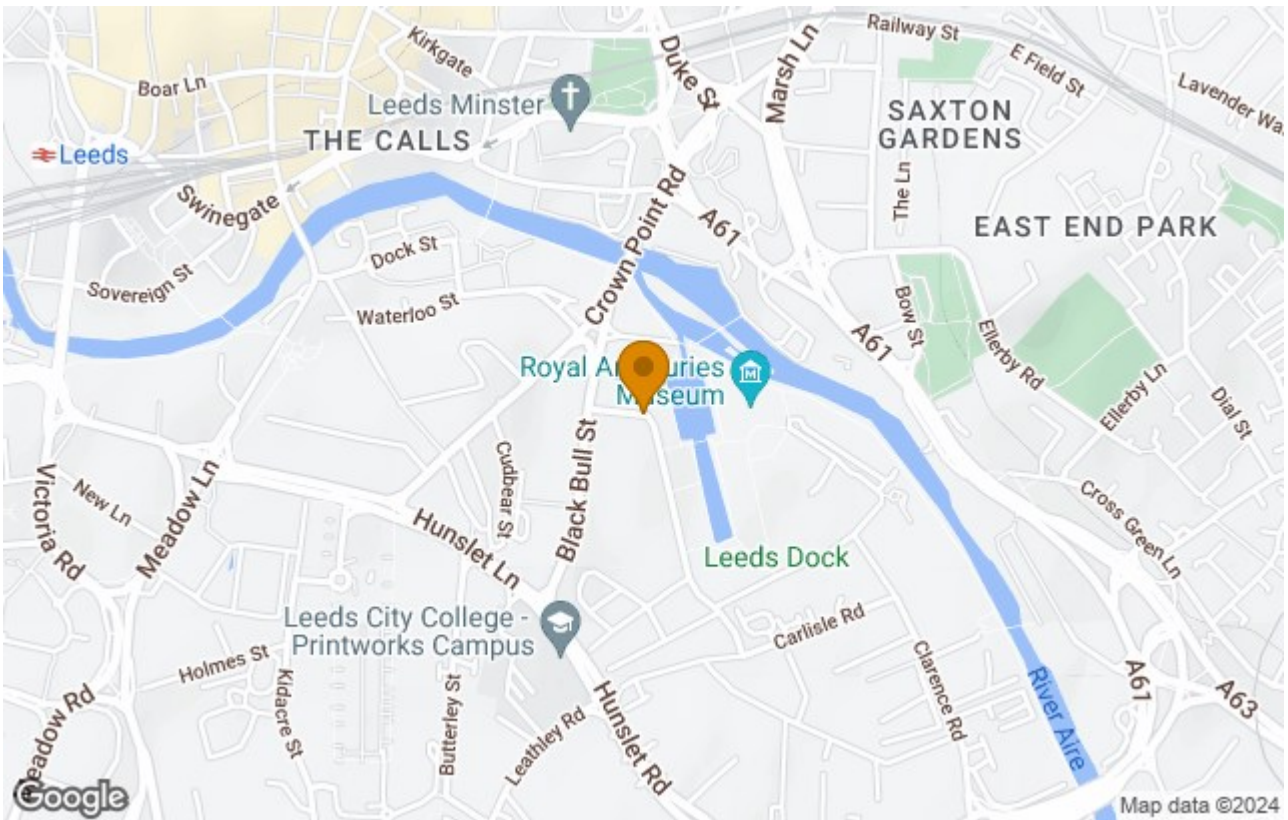
The service charge is £316.79 per month - includes water charges.

Ground rent £250 PA

Council Tax Band D £1,958.39

EPC Rating: C





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.