



West Point
LS1

ZENKO
CITY LIVING

FOR SALE

£224,950

A SPACIOUS APARTMENT WITH SOUTH FACING BALCONY,
UPGRADED KITCHEN AND SECURE UNDERGROUND CAR
PARKING SPACE



White upper kitchen cabinet.

White upper kitchen cabinets.

Black electric kettle.

White salt and pepper shakers.

Small framed artwork with a red fruit and the word "L'orange".

White paper towel roll.

Small decorative items on the countertop.

Stainless steel kitchen sink with a chrome faucet.

Hotpoint built-in oven with a digital display and control knobs.

Black television set on a white stand.

White open shelving unit with books and decorative items.

Light grey curtains on the left side of the window.

Large window with a view of a city building and a clear blue sky.

White ottoman with a grey patterned throw.

Black and white patterned rug on the floor.

Wooden dining table with four wooden chairs and black leather seats.















2

Bedrooms

2

Bathrooms

700

Sq. Ft.



ABOUT

A spacious and upgraded apartment within West Point, a very well-established development in a central location. The apartment has a south facing balcony and upgraded kitchen.

West Point is a conversion of a former office building and benefits from an onsite 24/7 concierge and lift access to all floors as well shops, restaurants, bars, and cafés to the ground floor level. There are further amenities in the immediate area within the Central Square development next door, the railway station and Wellington Place are only a few minutes walk away.

IDEAL FOR OWNER OCCUPIERS

UPGRADED KITCHEN

ALLOCATED SECURE CAR PARKING

ONSITE 24/7 CONCIERGE AND AMENITIES

SOUTH FACING BALCONY

MOMENTS FROM THE RAILWAY STATION

APPROX. 700 SQUARE FEET

COUNCIL TAX BAND: D

EPC: C

LEASEHOLD



ABOUT.. continued

Cladding remediation completed and EWS1 available.

Lease Length: 999 years from 2005

Service charge: £3617

Ground rent: £365

Ground rent review: Every 10 years by RPI. Next review Jan 2027









Neapolitan
Style Pizza





lazy lounge
Live it up!
We're open every 7 days
11am - 11pm
No ID please &
please provide
Proof your age
on request
Call us on 013 534 8833

MAX. HEADROOM
2.0 Mtrs (6.6 Ft)

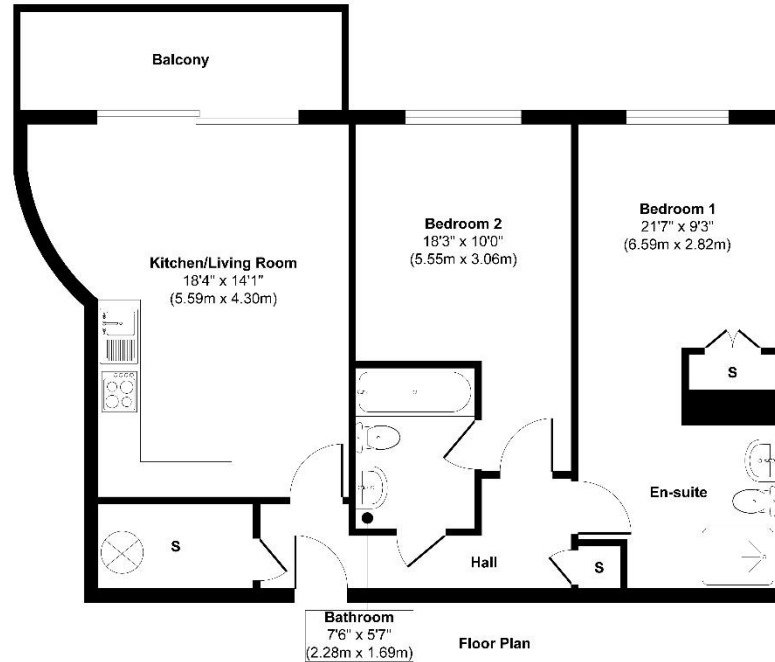
GIN
WHISKY

LAZY HOUR
Weekdays
GUINNESS £4.95
SPICY MARGS 2-£12
COCKTAIL mix £16
PROSECCO £4.95
HOUSE WINE £4.50
NORTHERN WHITE £4.95
MONK CIDER £4.95
PRAVHA £4.95
HOUSE SPIRIT
& MIXER £5.50
HOFBRU:
£4 TW £6.50 SW

J & W
Hospitality
Brewery
Distillers
or get us at 013 534 8833

Floorplan

268 West Point, Wellington Street, Leeds LS1 4JT



Approx. Gross Internal Floor Area 700 sq. ft / 65.10 sq. m

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

Produced by Elements Property



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lease information

999 from
2005

Lease length

£3617
P.A

Service charge

£365
P.A

Ground rent



For more information or to arrange a viewing contact
Ian Darley, Zenko Properties



Zenko Properties, Graphical
House, 2 Wharf Street Leeds,
LS2 7EQ



0113 247 0777



ian@zenkoproperties.co.uk



www.zenkoproperties.co.uk



ZENKO
CITY LIVING