



1 Dock Street,
LS10

ZENKO
CITY LIVING

FOR SALE

£309,950

A SPACIOUS RIVER FRONTING APARTMENT WITH PRIVATE
TERRACE AND ALLOCATED SECURE CAR PARKING



NETFLIX





















2

Bedrooms

2

Bathrooms

880

Sq. Ft.



ABOUT

A spacious apartment in a desirable, well-established building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary (21 mins), the Law Courts (17 mins), the Railway Station (9 mins), the Business District (19 mins) and the main shopping areas of Trinity (5 mins) and Victoria Quarter (9 mins) are close by. Additionally, grocery shops, cafes and bars can be found at Brewery Wharf (3 mins) and Leeds Dock (13 mins). (All walking times are quoted from Google Maps)

RIVER FRONTING

PARCEL LOCKERS

PRIVATE RIVER FACING CORNER BALCONY

COMMUNAL RIVERSIDE TERRACE

INCLUDES A SHARE OF THE FREEHOLD

IN EXCESS OF 800 SQUARE FEET

SECURE ALLOCATED CAR PARKING

COUNCIL TAX BAND: E

CONCIERGE

EPC: D



ABOUT.. continued

1 Dock Street is a riverside development positioned on the corner of Dock Street and Bridge end. The scheme combines a modern new build element with the conversion of the former British Waterway office; this apartment is located within the new-build element. The development is popular due to its central waterside position. It has an on-site caretaker, resident's parcel lockers, well-kept communal gardens, and riverside terrace with BBQ area.

Share of freehold

Length of Lease: 125 from 2003

Ground rent: £150 Per Annum

Service charge: £2201

Heating: Electric

Water: Mains connected, via meter

Electric supply: Mains connected, via meter

Broadband: High speed fibre

Mobile signal: No issues

Flood Risk: None

Local Planning Permissions: NA

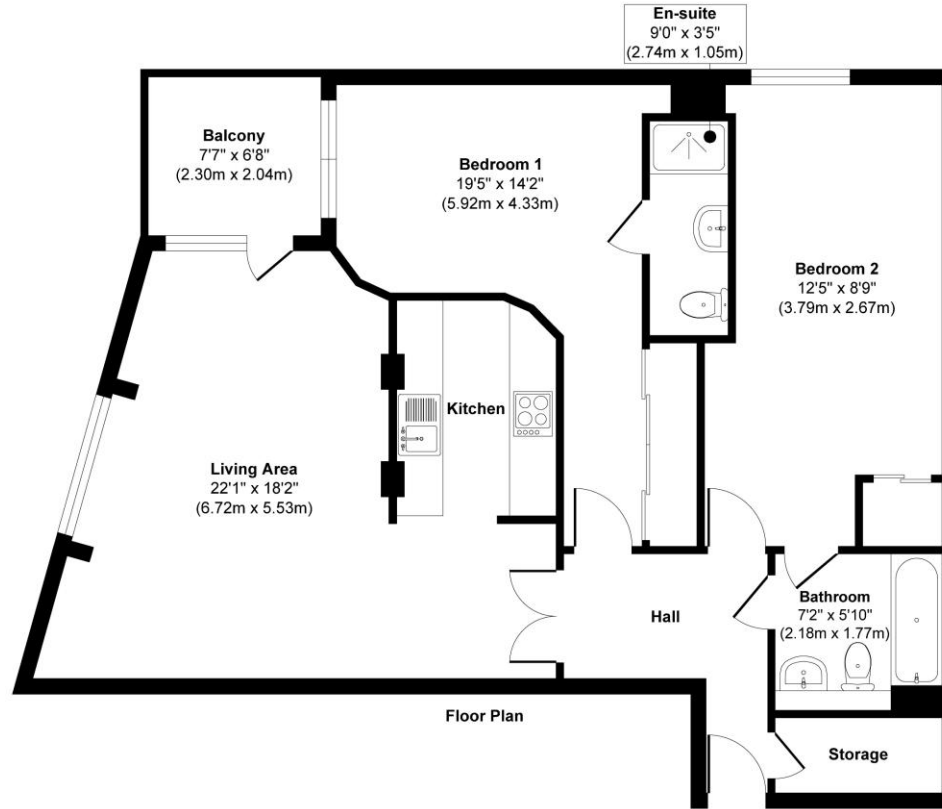








52, 1 Dock Street, Leeds, LS10 1NB



Approx. Gross Internal Floor Area 880 sq. ft / 81.80 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		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

www.harprsurveyors.co.uk

Lease information

125 from
2003

Lease length

£2201
P.A

Service charge

£150
P.A

Ground rent



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



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