



West Point
LS1

ZENKO
CITY LIVING

FOR SALE

£259,950

A VERY SPACIOUS APARTMENT WITH TWO FEATURE BOX
WINDOWS, UNDERGROUND CAR PARKING AND ADDITIONAL
STORAGE AREAS.



















2

Bedrooms



2

Bathrooms



960

Sq. Ft.



ABOUT

A spacious apartment within West Point, a very well-established development in a central location. The property benefits from a spacious open plan living area with feature box-window and additional feature box-window to the master bedroom as well as very rarely found additional storage access from the lift lobby.

West Point is a conversion of a former office building and benefits from a 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.

LARGER THAN AVERAGE – APPROX. 960 SQUARE FEET

MANY ONSITE AMENITIES

VERY WELL-MAINTAINED THROUGHOUT

24 HOUR CONCIERGE

FLOOR TO CEILING FEATURE BOX-WINDOWS TO THE LIVING AREA AND MASTER BEDROOM

EPC: C

UNDERGROUND SECURE CAR PARKING

COUNCIL TAX BAND: D

TWO LARGE ADDITIONAL STORES ACCESSED FROM THE LIFT LOBBY

LEASEHOLD





ABOUT.. continued

Lease Length: 999 years from 2005

Service charge: £4400

Ground rent: £365.23

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

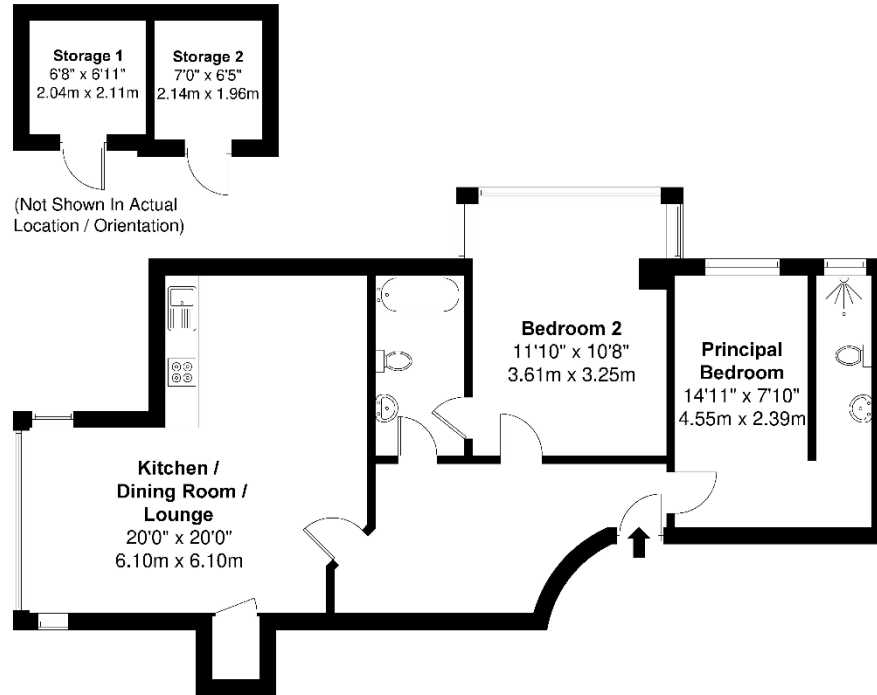












Approx. Gross Internal Floor Area = 90 sq m / 968 sq ft

Storages = 8.8 sq m / 94 sq ft

Total = 98.8 sq m / 1063 sq ft

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



EPC



Lease information

999 from
2005

Lease length

£4400
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