



La Salle,  
La Salle, LS10

ZENKO  
CITY LIVING

FOR SALE

**£138,500**

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A VERY WELL-MAINTAINED APARTMENT WITH CORNER ASPECT  
BALCONY RIGHT ON THE DOCK



















PHHS

MIXED-USE  
FOR SALE





1

Bedrooms

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1

Bathrooms

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410

Sq. Ft.

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# ABOUT

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A one bedroom apartment within La Salle forming part of Leeds Dock. This mixed use waterside development offers a combination of residential apartments and creative workspaces, complemented by independent food and drink operators, a yoga studio, a gym and the Royal Armouries Museum. Leeds Dock is also the home of various digital and tech companies, as well as Sky's Digital HQ and a Tesco Metro supermarket.

Throughout the summer months a water taxi operates between the dock and Granary Wharf adjacent to Leeds station offering a swift and efficient commute into the city centre.

CORNER ASPECT

LARGE WINDOWS AND GREAT VIEWS

BALCONY RIGHT ON THE DOCK

LEASEHOLD

BRAND NEW WOODEN FLOORING AND  
BEDROOM CARPET

EPC: C

COUNCIL TAX BAND: C

BRAND NEW HOT WATER CYLINDER

LEASED PARKING SPACES AVAILABLE IN LEEDS DOCK CITY  
PARK CAR PARK

FULLY REDECORATED



# ABOUT.. continued

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## LEASEHOLD INFORMATION:

Service charge - £2209.56

Ground rent - £250 PA

Lease - 150 years (less 10 days) from 26 March 2002

EWS1: B1

EPC: C

Council tax band: C

Heating: Electric wall mounted heaters

Water: Mains connected, via a meter

Electric supply: Mains connected, via metre

Broadband: No issues

Mobile signal: No issues

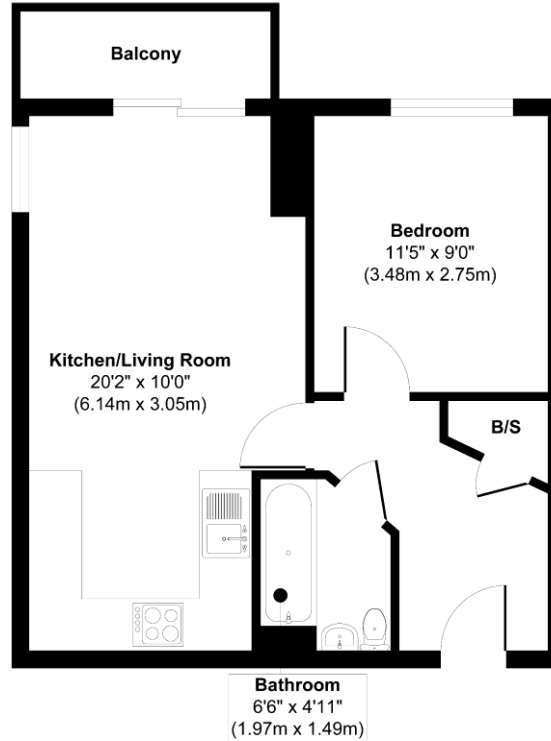
Flood Risk: None

Local Planning Permissions: N/A



# Floorplan

41 la Salle, Leeds, LS10 1NG



**Floor Plan**



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Lease information

150 from  
2004

Lease length

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£2210  
P.A

Service charge

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£250  
P.A

Ground rent

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



Zenko City Living, 2 Wharf Street,  
Leeds, LS2 7EQ



0113 247 0777



ian@zenkoproperties.co.uk



[www.zenkoproperties.co.uk](http://www.zenkoproperties.co.uk)



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