



43 The Calls  
LS2

ZENKO  
CITY LIVING

# FOR SALE

**£219,950**

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A SPACIOUS APARTMENT WITH CAR PARKING IN A SMALL  
BESPOKE, CONVERTED DEVELOPMENT SET IN THE GROUNDS  
OF LEEDS MINSTER

























1

Bedrooms

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1

Bathrooms

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550

Sq. Ft.

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# ABOUT

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A very well-presented apartment within 43 The Calls, a conversion of a former church building directly adjacent to Leeds Minster. With access to the building from both the Calls and High Court the building is very well-located for a good range of amenities all within easy walking distance including Leeds Railway Station (12 mins), Trinity (7 mins), Leeds Dock (9 mins), Brewery Wharf (3 mins) and Victoria Gate (7 mins).  
(All walking distances quoted from Google Maps.)

CONVERSION OF A FORMER CHURCH BUILDING –  
DEVELOPMENT OF JUST 7 APARTMENTS

A FITTED WARDROBES TO BEDROOM

SET WITHIN THE GROUNDS OF LEEDS MINSTER

PRISTINE CONDITION

ALLOCATED CAR PARKING

EPC: D

HIGH CEILINGS

COUNCIL TAX BAND: C

LARGE SOUTH FACING WINDOWS

LEASEHOLD





## ABOUT.. continued

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43 The Calls, also known as St Peters House is as small development of just 7 apartments with prominent frontage to the Calls and access to the rear directly opposite Leeds Minster. This apartment includes one allocated car parking space and is sold with no onward chain.

We are advised of the following leasehold information:

Ground rent: £250

Service charge: £2,482.22

Buildings insurance: £490.64

Length of lease: 150 from 2017



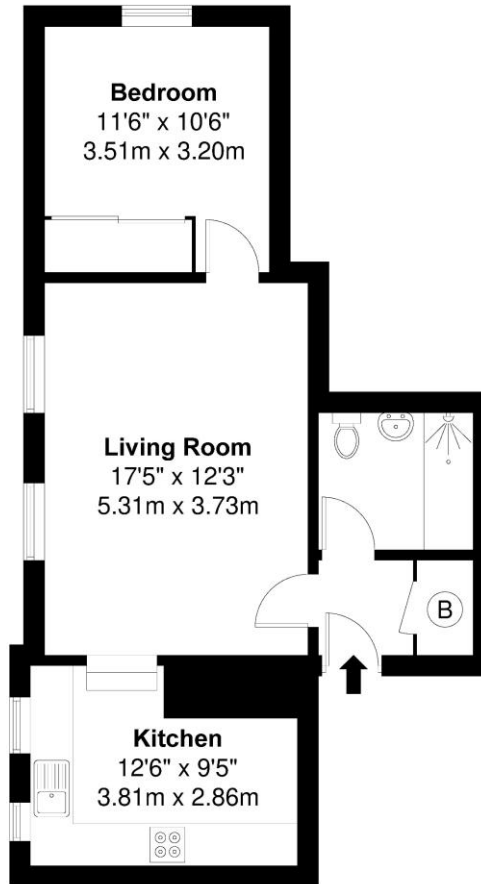








**Flat 3, 43, The Calls, Leeds, LS2 7EY**



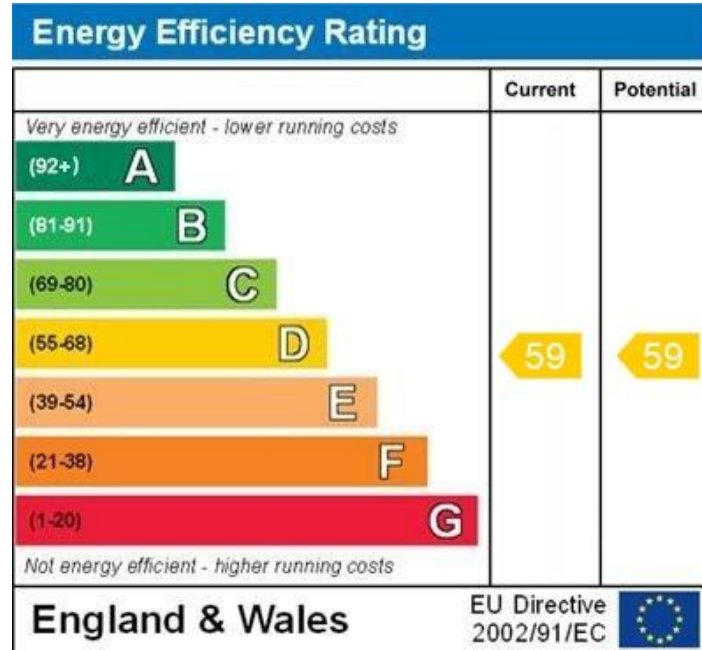
**Approx. Gross Internal Floor Area = 51 sq m / 548 sq ft**

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





# EPC



WWW.EPC4U.COM

## Lease information

150 from  
2017

Lease length

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£2,482  
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  
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