



Simpsons Fold,
Dock Street

ZENKO
CITY LIVING

FOR SALE

OIRO £209,950

A HIGHLY INDIVIDUAL CONVERTED APARTMENT WITH PATIO,
GARDEN ROOM AND SECURE ALLOCATED CAR PARKING

















1

Bedrooms

1

Bathrooms

465

Sq. Ft.



ABOUT

A highly individual apartment within a very well-established building on Dock Street. Simpsons Fold was Leeds first city centre developments by an independent developer and is one of the oldest streets in Leeds. Each apartment in the development is individually designed, and this particular apartment is situated in the original building.

Many of the city's amenities are within easy walking distance including the General Infirmary, (12 mins) the Law Courts (19 mins), the Railway Station (14 mins), the Business District (20 mins) and the main shopping areas of Victoria Gate (10 mins) and Trinity (6 mins). There is also a great selection of places to eat and drink immediately on the doorstep. All quoted times are taken from Google Maps.

HIGHLY INDIVIDUALLY DESIGNED

CHARACTER FEATURES INCLUDING HIGH CEILINGS AND EXPOSED BRICK WORK

SPACIOUS PATIO

RESIDENTS HAVE RIGHT TO MANAGE (THE MANAGEMENT COMPANY IS EMPLOYED BY THE LEASEHOLDERS!)

MODERN GARDEN ROOM WITH POWER

EPC: C

ALLOCATED SECURE CAR PARKING SPACE

COUNCIL TAX BAND: C

GRADE II LISTED CONVERSION

LEASEHOLD



ABOUT.. continued

Simpsons Fold East is a characterful development located south of the River Aire, on Dock Street. This former warehouse has been carefully converted into 46 individual 1, 2 & 3 bedroom apartments, all with character, including open brickwork and some with original structural beams. As of May 2025, the residents were awarded right to manage - The management company is employed by the Leaseholders rather than the Freeholder. We are advised of the following leasehold information:

Service charge Approx: £2260 P.A

Ground rent is £130.29 P.A

Lease length 125 years from 1997





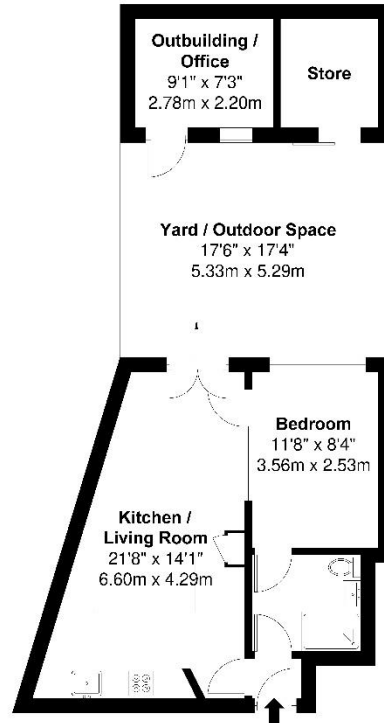






Floorplan

3 Simpsons Fold East, 26 Dock Street, Leeds, LS10 1JF



Approx. Gross Internal Floor Area = 37.4 sq m / 402 sq ft

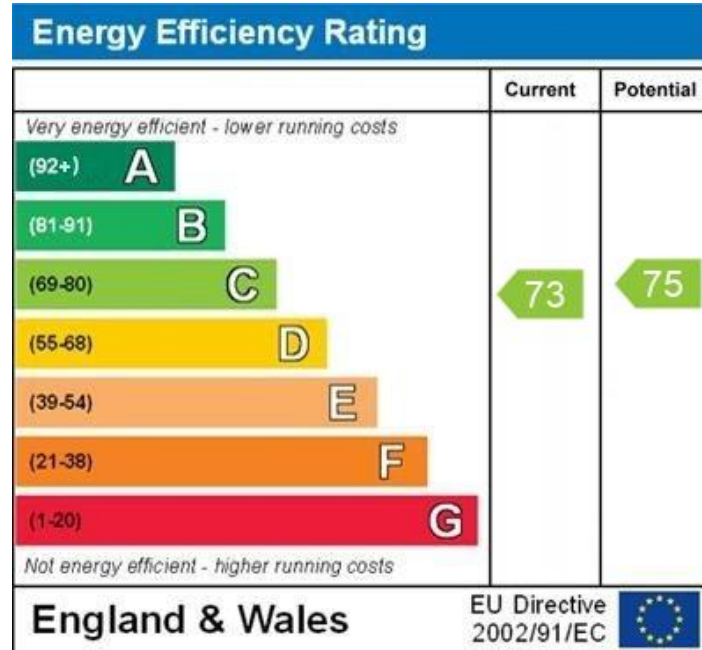
Outbuilding / Office = 6.1 sq m / 65 sq ft

Total = 37.4 sq m / 402 sq ft

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



EPC



WWW.EPC4U.COM

Lease information

125 from
1997

Lease length

£2260
P.A

Service charge

£130
P.A

Ground rent



For more information or to arrange a viewing contact
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