



Magellan House,
LS10

ZENKO
CITY LIVING

FOR SALE

£169,950

A TWO BEDROOM AND TWO-BATHROOM APARTMENT WITH
JULIET BALCONY WITH CITY AND RIVER VIEWS







CITY OF
WATER S
SPECIAL N
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CONSERVATION of water during the
shorter of great waste occasioned
by means of the
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for Washing Flats, Fronts of Shops,
places also for Washing Windows
and other purposes. All Citizens
are requested to exercise the gr
in using the water supplied to them
And Notice is hereby given that
no person shall be allowed to have the water
of 25, and to have the water
the Annual Meeting of the War
ALE





2

Bedrooms

2

Bathrooms

650

Sq. Ft.



ABOUT

A two -bedroom apartment within Magellan House, 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, Tesco Metro supermarket, 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.

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.

TWO BEDROOMS

EWS: B1 - CLADDING REMEDIATION COMPLETE

UPGRADED FLOORING

EPC: TBC

JULIET BALCONY WITH RIVER VIEWS

COUNCIL TAX BAND: C

APPROX. 650 SQUARE FEET

LEASEHOLD

MANY QUALITY ONSITE AMENITIES

NO ONWARD CHAIN



ABOUT.. continued

LEASEHOLD INFORMATION:

Service charge - £2900

Ground rent - £200 PA

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

EWS1: B1

Additional material information

Heating: Electric wall mounted heaters, Metred consumption

Water and sewerage Mains connected

Broadband: High speed fibre to development (Plus Net)

Mobile signal: No issues to report

Construction type: Purpose-built concrete frame

Flood Risk: None

Local Planning Permissions: Aire Park





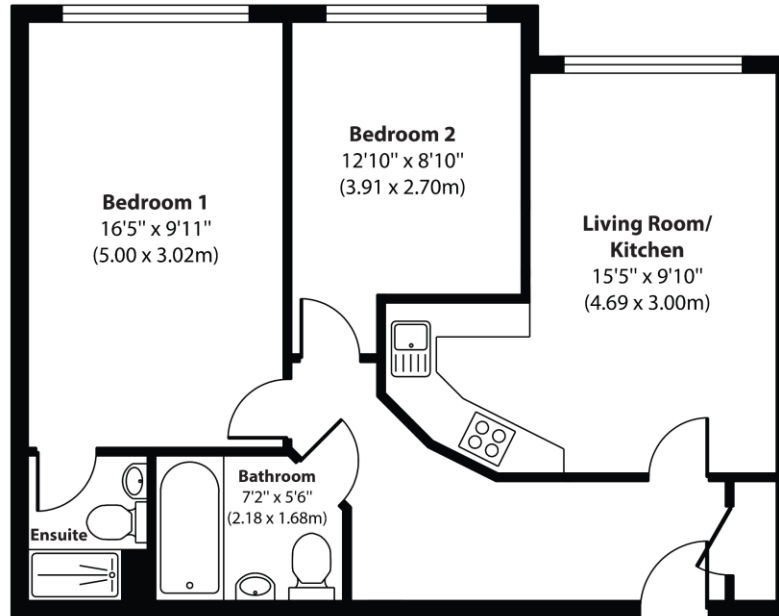








Floorplan



Floor Plan

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



EPC



Lease information

150 from
2002

Lease length

£2900
P.A

Service charge

£200
P.A

Ground rent



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



Zenko Properties, 2 Wharf Street,
Leeds, LS2 7EQ



0113 247 0777



ian@zenkoproperties.co.uk



www.zenkoproperties.co.uk



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