



Watermans Place  
Granary Wharf

ZENKO  
CITY LIVING

FOR SALE

**£244,950**

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A SPACIOUS WATERSIDE APARTMENT WITH CORNER ASPECT  
AND TWO BALCONIES













DOUBLETREE  
BY  
HILTON





2

Bedrooms

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2

Bathrooms

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833

Sq. Ft.

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# ABOUT

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A spacious two-bedroom apartment in a very well-established building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary (21 minutes), the Law Courts (17 minutes), the Business District (10 mins) and direct access to the railway station is available from the development. The main shopping areas of Trinity (8 mins) and Victoria Gate (8 mins) are also close by.

The property has a corner aspect and balconies off the living area and master bedroom; residents also have access to the communal roof garden.

LARGER THAN AVERAGE - APPROX 830 SQUARE FEET

SPACIOUS UTILITY

CORNER ASPECT

WATERSIDE DEVELOPMENT WITH CANAL VIEWS

TWO BALCONIES

DIRECT ACCESS TO THE RAILWAY STATION

RECESSED KITCHEN

EPC: B

FITTED WARDROBES

LEASEHOLD



# ABOUT.. continued

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Granary Wharf is a mixed-use waterside development consisting of 282 apartments split across two residential buildings. Watermans Place is a tiered building with a 122 apartments and Candle House is a 21-floor cylindrical tower with a further 160 apartments. Built by Muse Developments in 2009/2010. Granary Wharf offers a great range of amenities including restaurants, bars, cafes as well as a convenience store, nail salon, hotel and direct access to the southern entrance to the train station.

We are advised of the following leasehold information:

Service charge Approx. £3200 P.A

Ground rent is £275 P.A

Lease length 250 years from 2007

EWS1: B2 – Funded cladding remediation is required, further details of the pending work can be found below:

<https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY3A9LJBKSJ00>

Heating – Gas, metered and charged via the Management Company

Water - Mains connected, metered and charged via the Management Company

Broadband – Fibre broadband available via Hyperoptic







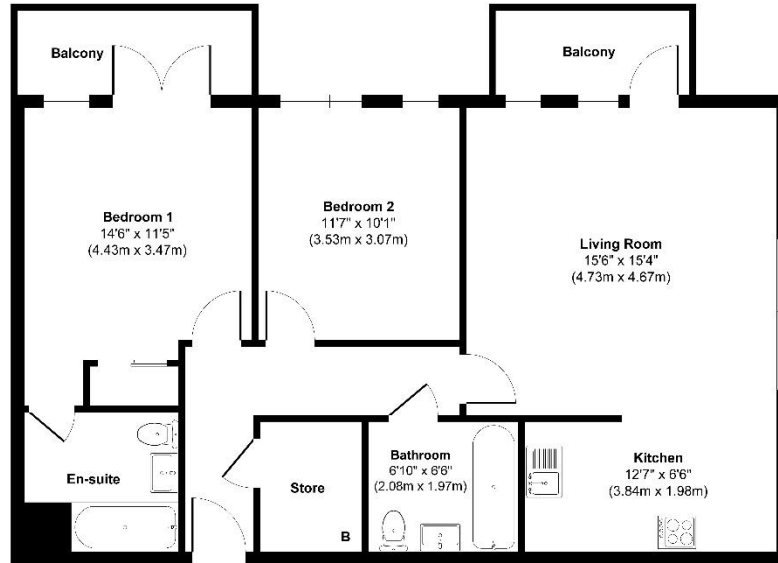






# Floorplan

257 Watermans Place, 3 Wharf Approach, Leeds, LS1 4GQ



Floor Plan

Approx. Gross Internal Floor Area 833 sq. ft / 77.42 sq. m

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

Produced by Elements Property



EPC



## Lease information

250 from  
2007

Lease length

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£3200  
P.A

Service charge

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£275  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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