



Gateway South,  
LS9

ZENKO  
CITY LIVING

FOR SALE

**£234,950**

---

AN UPGRADED APARTMENT WITH WRAP AROUND TERRACE  
AND TWO ALLOCATED TANDEM CAR PARKING SPACES











Montpellier















2

Bedrooms

---

2

Bathrooms

---

730

Sq. Ft.

---



# ABOUT

---

An upgraded dual aspect apartment in a very well established building in a popular location. Many of the city's amenities are within easy walking distance including Leeds General Infirmary (29 mins), the Law Courts (24 mins), the Railway Station (18 mins), and the main shopping areas of Trinity (12 mins), Victoria Gate and Victoria Quarter (11 mins) also being close by.

CORNER ASPECT

ONSITE GYM

LARGE WRAP AROUND PAVED TERRACE

APPROX. 730 SQUARE FEET

TWO SECURE TANDEM PARKING SPACES

EPC: C

UPGRADED KITCHEN

COUNCIL TAX BAND: D

24/7 CONCIERGE AND SECURITY OFFICE

LEASEHOLD



# ABOUT.. continued

---

We are advised that the current service charge £3120 P.A

We are advised that the current ground rent is £250 P.A

Lease length: 150 years from 2006

Heating: Electric

Water: Mains connected, via metre

Electric supply: Mains connected, via metre

Broadband: High speed fibre

Mobile signal: No issues

Flood Risk: None

Local Planning Permissions: Flax Place

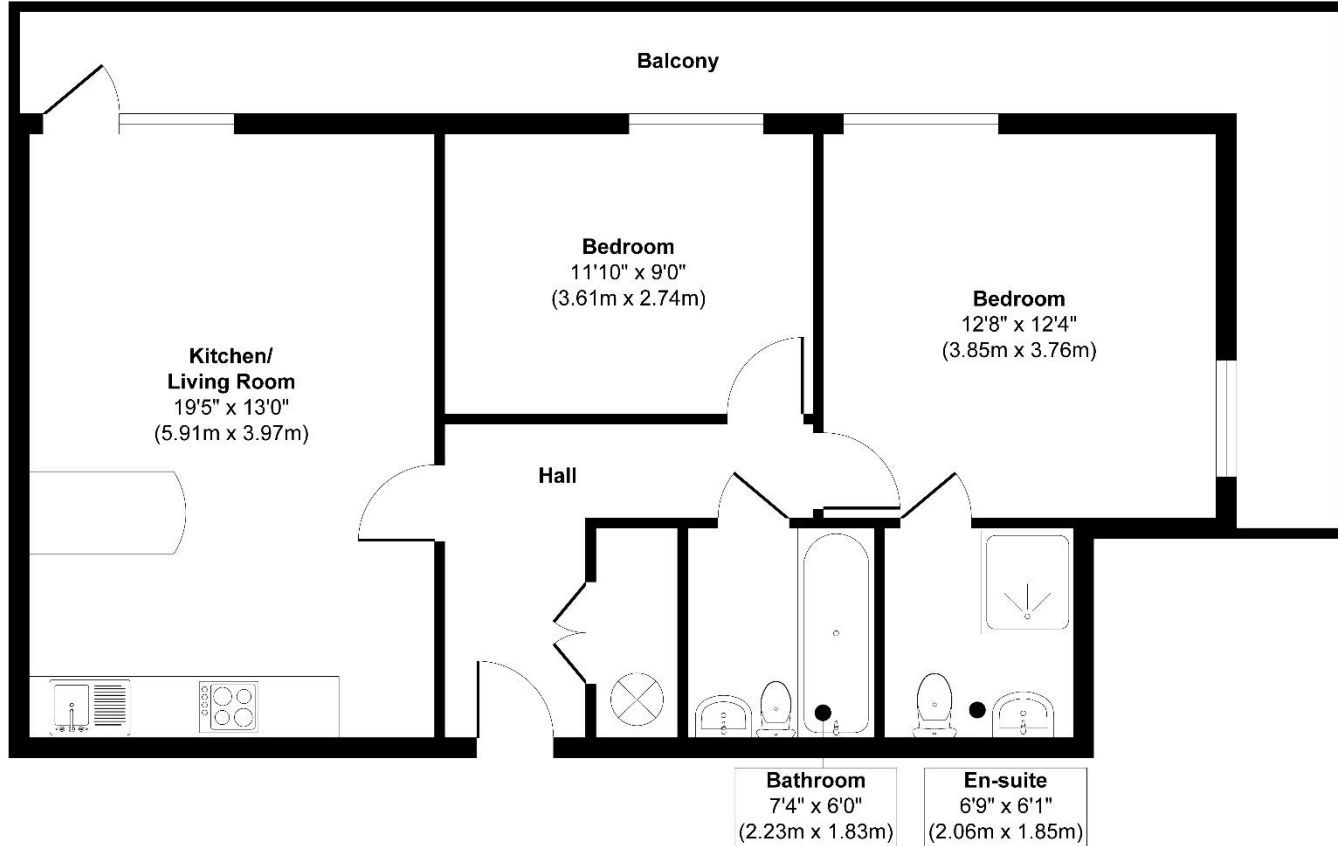








506 Gateway South, Marsh Lane, Leeds, LS9 8BD



Floor Plan

Approx. Gross Internal Floor Area 707 sq. ft / 65.72 sq. m

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

Produced by Elements Property



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harprsurveyors.co.uk

## Lease information

150 from  
2006

Lease length

---

£3120  
P.A

Service charge

---

£250  
P.A

Ground rent

---



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



Zenko Properties, Graphical  
House, 2 Wharf St, Leeds, LS2  
7EQ



0113 247 0777



[ian@zenkoproperties.co.uk](mailto:ian@zenkoproperties.co.uk)



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



**ZENKO**  
CITY LIVING