



1 Dock Street,
LS10

ZENKO
CITY LIVING

FOR SALE

£235,000

A TWO BEDROOM AND TWO BATHROOM APARTMENT WITHIN A
CENTRALLY LOCATED RIVERSIDE DEVELOPMENT.

















2

Bedrooms

2

Bathrooms

700

Sq. Ft.



ABOUT

A spacious 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 mins), the Law Courts (17 mins), the Railway Station (9 mins), the Business District (19 mins) and the main shopping areas of Trinity (5 mins) and Victoria Quarter (9 mins) are close by. Additionally, grocery shops, cafes and bars can be found at Brewery Wharf (3 mins) and Leeds Dock (13 mins). (All walking times are quoted from Google Maps)

GRADE II LISTED CONVERSION

HUGE FEATURE WINDOWS

RIVERSIDE DEVELOPMENT

HIGH CEILINGS

CONCIERGE AND PARCEL LOCKERS

COUNCIL TAX BAND: E

COMMUNAL RIVERSIDE RESIDENTS TERRACE

EPC: C

APPROX. 700 SQUARE FEET

LEASEHOLD



ABOUT.. continued

1 Dock Street is a riverside development positioned on the corner of Dock Street and Bridge End. The scheme combines a modern new build element with the conversion of the former British Waterway office; this apartment is located within the Grade II Listed converted element. The development is popular due to its central waterside position. It has an on-site caretaker, resident's parcel lockers, well-kept communal gardens, and riverside terrace with BBQ area

We are advised of the following leasehold terms:

Lease Length: 125 years from 2002

Ground Rent - £187.50 P.A

Service Charge - £2177 P.A

Heating: Electric wall mounted heaters

Water: Mains connected, via a meter

Electric supply: Mains connected, via metre

Broadband: No issues

Mobile signal: No issues

Construction type: Conversion

Flood Risk: None

Local Planning Permissions: NA







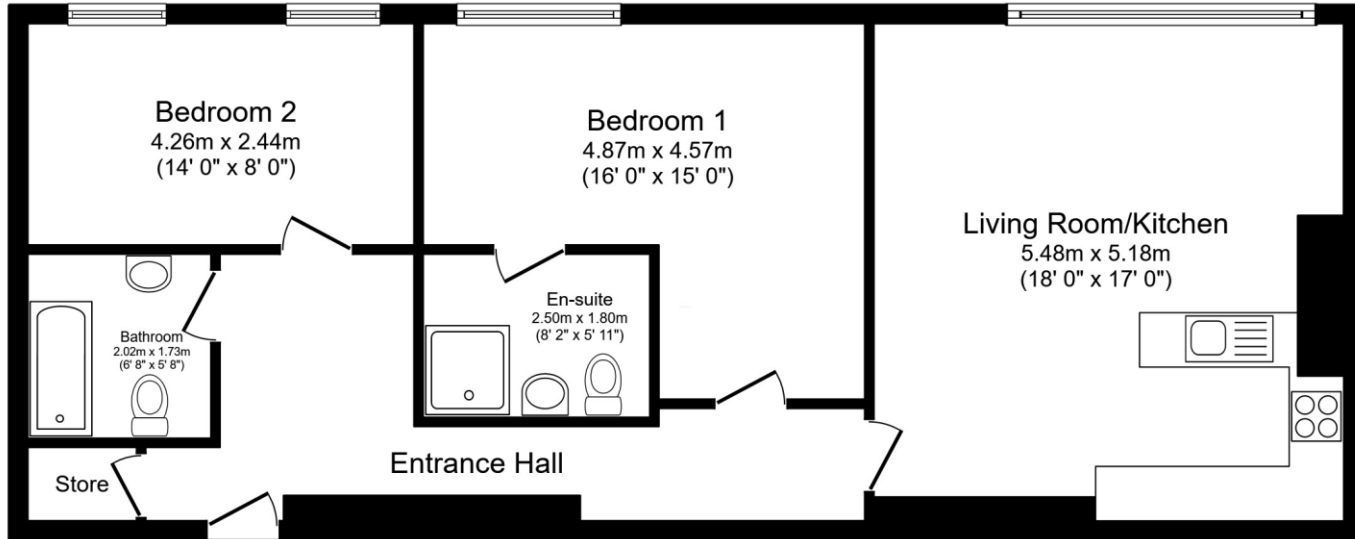


Action 1
Action 2
Action 3
Action 4
Action 5
Action 6
Action 7
Action 8
Action 9
Action 10

PLEASE PUT THE
LOCKER KEYS BACK
THROUGH THE OFFICE
LETTERBOX
THANK YOU

- | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |





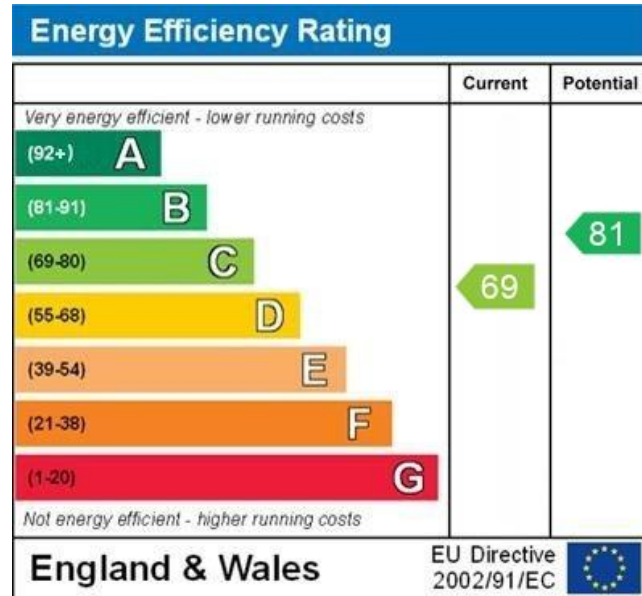
Floor Plan

Floor area 67 sq.m. (721sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



EPC



WWW.EPC4U.COM



Lease information

125 from
2002

Lease length

£2177
P.A

Service charge

£187.50
P.A

Ground rent



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



Zenko City Living, 2 Wharf Street,
Leeds, LS2 7EQ



0113 247 0777



ian@zenkoproperties.co.uk



www.zenkoproperties.co.uk



ZENKO
CITY LIVING