



Catalina
City Island

ZENKO
CITY LIVING

FOR SALE

£259,950

A SPACIOUS DUPLEX APARTMENT WITH CORNER ASPECT,
PAVED TERRACE AND TWO ALLOCATED UNDERGROUND
PARKING SPACES

















2

Bedrooms

2

Bathrooms

775

Sq. Ft.



ABOUT

A well-maintained apartment in an established development close to the city centre. Many of the city's amenities are within easy walking distance including the General Infirmary (25 mins), the Law Courts (16 mins), the Railway Station (17 mins), Wellington Place (11 mins) and the main shopping areas of Trinity 18 (mins) and Victoria Gate (27 mins) being within easy reach.

TWO BEDROOM DUPLEX

HUGE WINDOWS TO LIVING AREA

TWO ALLOCATED UNDERGROUND PARKING SPACES

VACANT/CHAIN FREE

LARGE PAVED TERRACE

EPC: D

MEZZANINE OFFICE SPACE

COUNCIL TAX BAND: D

APPROX. 775 SQUARE FEET

LEASEHOLD - 976 YEARS REMAIN



ABOUT.. continued

We are advised that the current service charge: £2884.14 P.A

We are advised that the current ground rent: £200 P.A

Lease Length - 999 years from 2003

Built by Mayfair Developments in 2005 City Island consists of 404 apartments set within 7 individual buildings ranging from 6 to 14 floors. The development sits between the River Aire and Leeds-Liverpool Canal and is accessed off the A58 (Wellington Road). The site benefits from 24-hour security with a presence from the management company 8am-5pm Monday to Friday and an external security company covering evenings and weekends. There is an extensive HD quality CCTV system across the development and high-speed internet is available.

Heating – Electric (Metred)

Water - Mains connected (Metered)

Broadband – Fibre





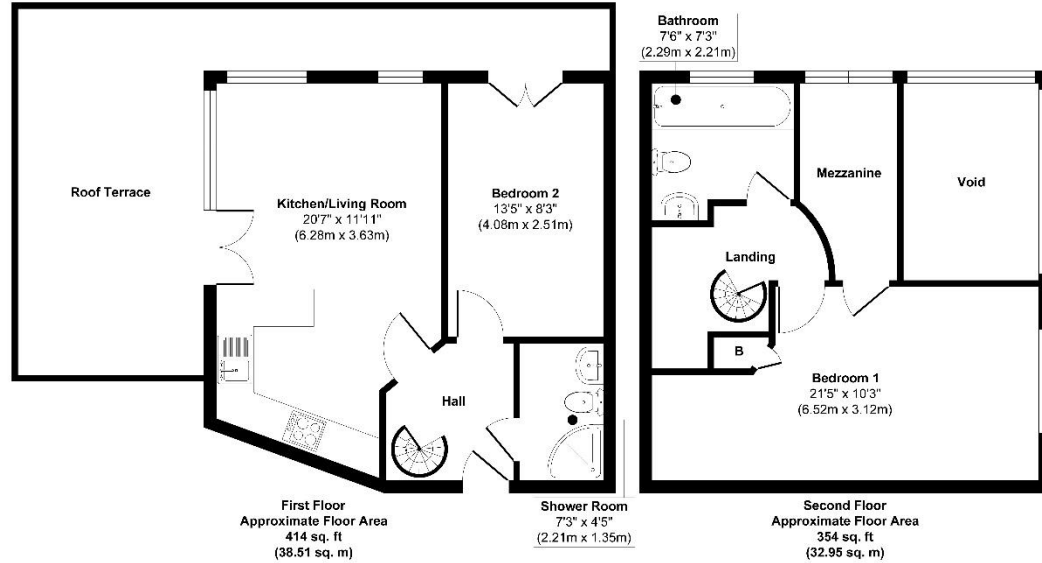






Floorplan

57 Catalina, City Island, LS12 1DH



Approx. Gross Internal Floor Area 768 sq. ft / 71.46 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		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

www.harprsurveyors.co.uk

Lease information

999 from
2003

Lease length

£2884
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 The
Chandlers, Leeds, LS2 7EZ



0113 247 0777



ian@zenkoproperties.co.uk



www.zenkoproperties.co.uk



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