



Langtons Wharf,
LS2

ZENKO
CITY LIVING

FOR SALE

£259,950

AN UPGRADED APARTMENT WITH ALLOCATED UNDERGROUND
CAR PARKING IN A WELL-ESTABLISHED RIVERSIDE
DEVELOPMENT





ME&YOU
YOU&ME
ME&YOU
YOU&ME

















2

Bedrooms

1

Bathrooms

613

Sq. Ft.



ABOUT

An upgraded apartment with allocated underground car parking in a very well-established riverside development.

Langtons Wharf is a development on the banks of the River Aire opposite Brewery Wharf and close by to the Corn Exchange (7 mins) & Trinity shopping centre (7 mins). The development is professionally managed which has helped the building and public areas remain appealing despite being one of the early city centre riverside residential schemes. The building is attractive both inside and out with lift access to all floors and well-maintained communal gardens. Neighbouring locations for food & drink are, Shears Yard (2 mins), Lamb and Flag (2 mins), Ambiente Tapas (2 mins) & Calls Landing (2 mins). (All times specified are quoted walking distances from Google Maps)

UPGRADED KITCHEN

RIVERSIDE DEVELOPMENT

UPGRADED BATHROOM

FITTED WARDROBES TO THE MASTER BEDROOM

JULIET BALCONY WITH GARDEN AND RIVER VIEWS

EPC: E

SHARE OF FREEHOLD - NO GROUND RENT PAYABLE

NO ONWARD CHAIN

SECURE UNDERGROUND CAR PARKING SPACE

COUNCIL TAX BAND: D



ABOUT.. continued

COUNCIL TAX BAND - D

EPC RATING - E

We are advised that the tenure is share of the freehold (no ground rent payable)

We are advised that the service charge is £2800 P.A

Lease Term 150 years from 1991 (No lease extension premium required to extend)

Heating: Electric underfloor heating

Water: Mains connected, via a meter

Broadband: High speed fibre (Hyperoptic)

Mobile signal: No issues to report

Construction type: Purpose-built

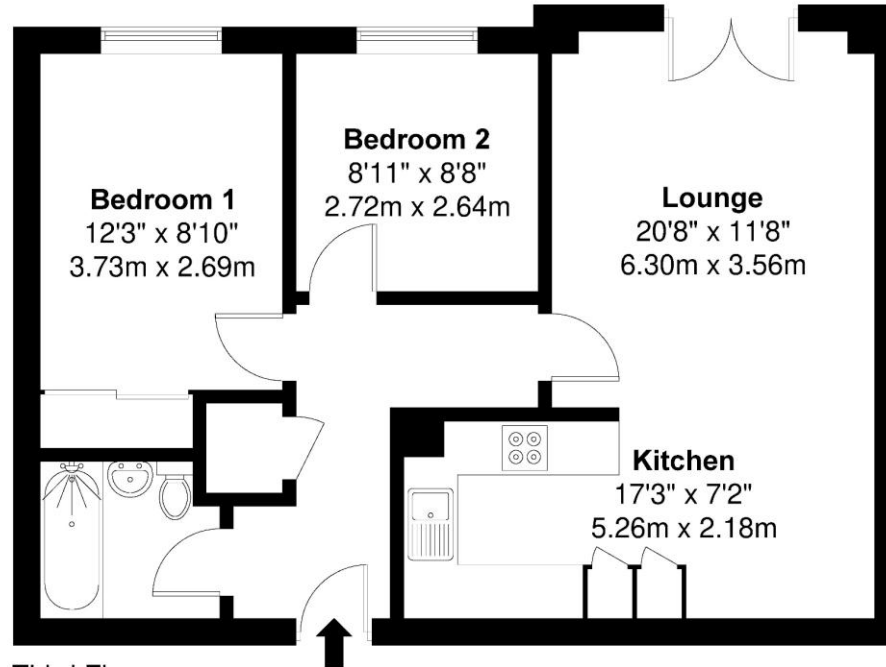
Flood Risk: Some river water entered the car park in 2016, the river has since had flood defence systems installed

Local Planning Permissions: NA



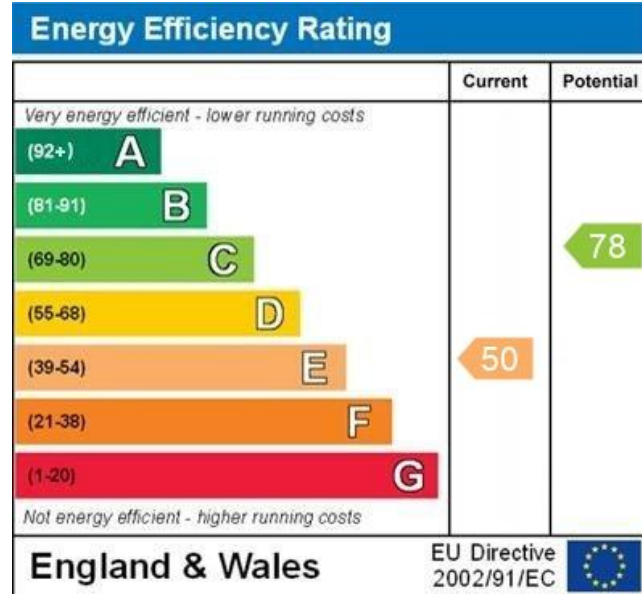






Third Floor

EPC



WWW.EPC4U.COM

Lease information

150 from
1991

Lease length

£2800
P.A

Service charge

£0
P.A

Ground rent



For more information or to arrange a viewing contact
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