



Marshall Street,
LS11

ZENKO
CITY LIVING

FOR SALE

£224,950

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

















2

Bedrooms

1

Bathrooms

730

Sq. Ft.



ABOUT

A spacious and fully renovated two-bedroom apartment with car parking located at the Round Foundry.

The Round Foundry development is a mixed-use scheme in Holbeck urban village. Neighbours include The Midnight Bell, The Cross Keys, and Out of the Woods café amongst others. The area is home to a concentration of creative and technology businesses.

The development offers easy access to Granary Wharf (2 mins), the railway station (6 mins) as well as the motorway network. (All waling times quoted from Google Maps).

FULLY RENOVATED

LOCATED IN HOLBECK URBAN VILLAGE

UPGRADED KITCHEN

EPC: B

UPGRADED BATHROOM

EWS1: A1

ALLOCATED CAR PARKING

COUNCIL TAX BAND: D

FLOOR TO CEILING WINDOWS

LEASEHOLD



ABOUT.. continued

We are advised of the following leasehold terms:

Lease Length- 199 years from the 29th September 2001

Ground Rent - £200.00 P.A (The rent review mechanism doubles every 25 years, with the next increase due September 2026)

Service Charge - £2890 (Inc buildings insurance)

Council Tax - Band D

Heating: Electric wall mounted heaters

Water: Mains connected, via a meter

Electric supply: Mains connected, via metre

Broadband: No issues

Mobile signal: No issues to report

Construction type: Purpose-built brick

Flood Risk: None

Local Planning Permissions: NA



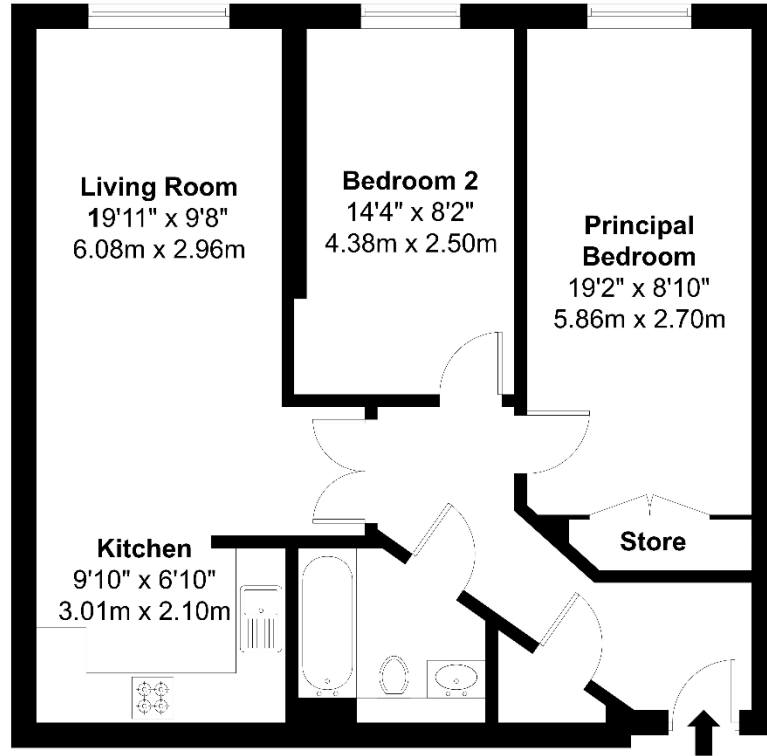
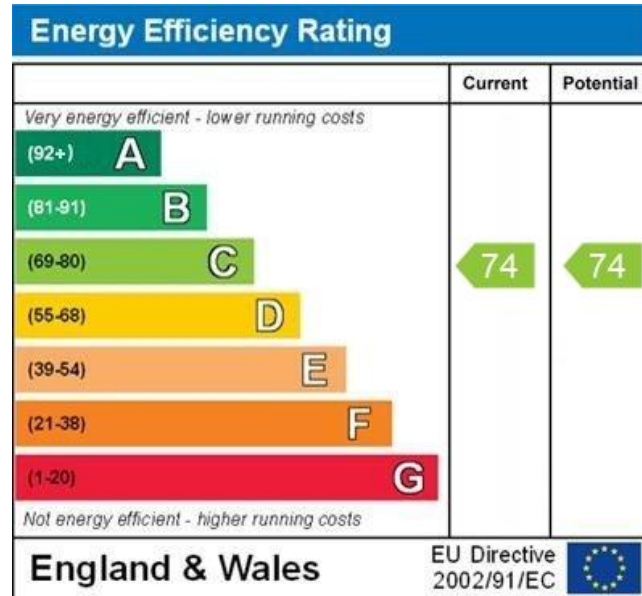


Illustration for identification purposes only, measurements are approximate, not to scale.



EPC



WWW.EPC4U.COM



Lease information

199 from
2001

Lease length

£2890
P.A

Service charge

£200
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



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