



Magellan House,  
LS10

ZENKO  
CITY LIVING

# FOR SALE

**£209,950**

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A SPACIOUS APARTMENT WITH TWO DOUBLE BEDROOMS,  
ALLOCATED SECURE CAR PARKING AND DOCK FACING  
BALCONY



XBOX 360













2

Bedrooms

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2

Bathrooms

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800

Sq. Ft.

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# ABOUT

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A two -bedroom apartment on the 4th floor of Magellan House, forming part of Leeds Dock. This mixed-use waterside development offers a combination of residential apartments and creative workspaces, complemented by independent food and drink operators, Tesco Metro supermarket, a yoga studio, a gym and the Royal Armouries Museum. Leeds Dock is also the home of various digital and tech companies, as well as Sky's Digital HQ. Throughout the summer months a water taxi operates between the dock and Granary Wharf adjacent to Leeds station offering a swift and efficient commute into the city centre.

TWO DOUBLE BEDROOMS

EWS: B1 - CLADDING REMEDIATION COMPLETE

ALLOCATED SECURE PARKING SPACE

EPC: B

BALCONY OVER THE DOCK

COUNCIL TAX BAND: D

APPROX. 800 SQUARE FEET

LEASEHOLD

MANY QUALITY ONSITE AMENITIES

NO ONWARD CHAIN



# ABOUT.. continued

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## LEASEHOLD INFORMATION:

Service charge - £3689

Ground rent - £200 PA

Lease - 150 years (less 10 days) from 26 March 2002

EWS1: B1

## Additional material information

Heating: Electric wall mounted heaters, Metred consumption

Water and sewerage Mains connected

Broadband: High speed fibre to development (Plus Net)

Mobile signal: No issues to report

Construction type: Purpose-built concrete frame

Flood Risk: None

Local Planning Permissions: Aire Park







LEEDS DOCK

DELIVERY

LEEDS DOCK

LEEDS DOCK

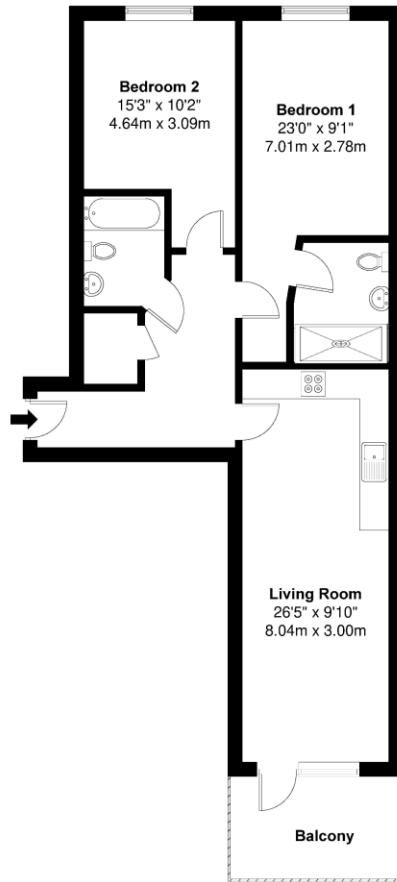
MAP



DRIE

LEEDS  
DUCK

177 Magellan House, Leeds, LS10 1JP



Approx. Gross Internal Floor Area = 75.1 sq m / 808 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

EPC

Z

## Lease information

150 from  
2002

Lease length

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£3689  
P.A

Service charge

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£200  
P.A

Ground rent

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



Zenko Properties, 2 Wharf Street,  
Leeds, LS2 7EQ



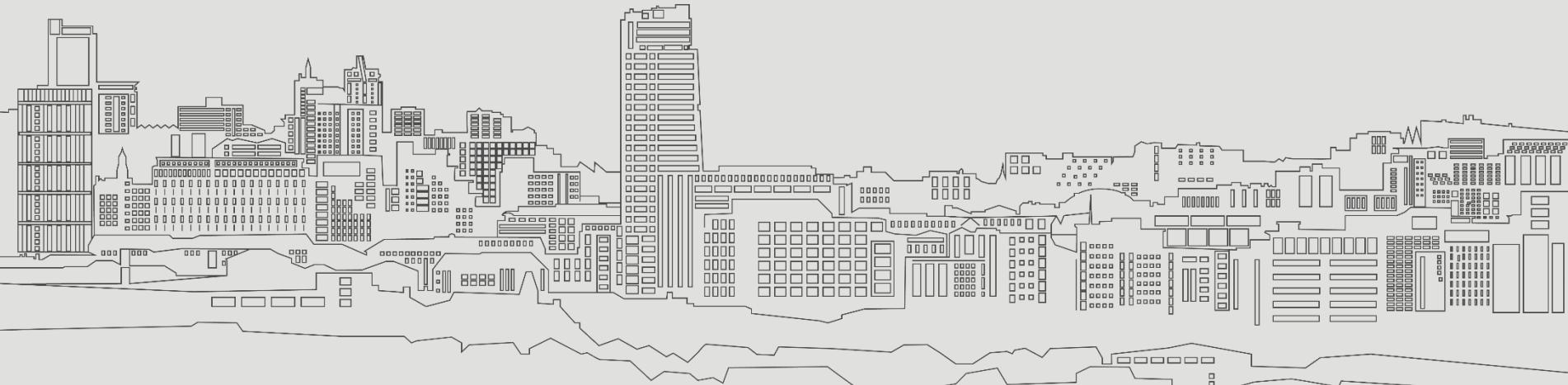
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