



Vasalli House
LS1

ZENKO
CITY LIVING

FOR SALE

£174,950

A SPACIOUS AND UPGRADED ONE BEDROOM APARTMENT IN
CENTRALLY LOCATED GRADE II LISTED BUILDING.

















1

Bedrooms

1

Bathrooms

630

Sq. Ft.



ABOUT

A spacious and upgraded converted apartment in a central location.

Many of the city's amenities are on the doorstep including the General Infirmary (18 mins), the Law Courts (14 mins), the railway station (11 mins), the Business District (18 mins) and the main shopping areas are all moments away; Briggate (2 mins), Victoria Quarter (3 mins), Victoria Gate (4 mins) and Trinity (2 mins) as well as some of the city's favourite restaurants, cafes and bars.

(All walking times taken from Google Maps)

SPACIOUS ONE BEDROOM - IN EXCESS OF 625 SQUARE FEET

EPC: E

LARGE WINDOWS, HIGH CEILINGS AND EXPOSED BRICKWORK

COUNCIL TAX BAND: C

NEW, HIGH SPECIFICATION BATHROOM

LEASEHOLD

GRADE II LISTED CONVERSION

CENTRAL LS1 LOCATION



ABOUT.....

Vassali House is a Grade II listed former warehouse originally built around 1897 and converted into 25 apartments in 2000, located parallel to Briggate between the Corn Exchange and The Victoria Quarter. It comprises five storeys with decorative façade with many of the apartments retaining period features such as exposed brickwork, high ceilings and sash windows.

Leasehold charges:

Lease Length: 150 years from 2001

Ground Rent - £150 P.A

Service Charge - £2001 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











Floorplan

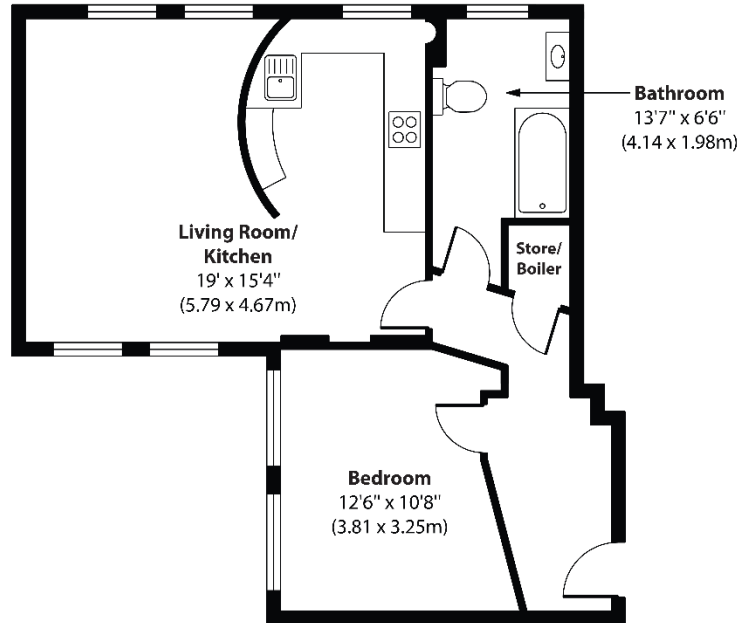


Illustration for identification purposes only. measurements are approximate. not to scale.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

www.harpsurveyors.co.uk



Lease information

150 from
2001

Lease length

£2001
P.A

Service charge

£150
P.A

Ground rent



For more information or to arrange a viewing contact
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