



The Quays,
LS1

ZENKO
CITY LIVING

FOR SALE

£424,950

A SPACIOUS AND UPGRADED APARTMENT WITH ALLOCATED
SECURE PARKING AND BALCONY ON THE RIVER.























2

Bedrooms

2

Bathrooms

997

Sq. Ft.



ABOUT

A rare opportunity to acquire an exceptional third-floor, two-bedroom apartment extending to approximately 997 sqft, beautifully presented throughout and offering generous, well-balanced accommodation within Leeds city centre.

A standout feature of the apartment is the spacious south-east-facing balcony, accessed from both the living area and principal bedroom. Enjoying excellent natural light throughout the day, it provides an attractive extension of the living space and a pleasant spot to relax or entertain.

The spacious principal bedroom benefits from built-in wardrobes and direct balcony access, while the second bedroom is also a generous double with fitted wardrobes, making the property equally well suited to professionals, sharers, guests, or those seeking dedicated home-working space.

A particularly impressive enhancement is the addition of air conditioning throughout every principal room (excluding the bathrooms), providing year-round comfort and an increasingly sought-after level of convenience rarely found in city-centre apartments.

The bespoke kitchen, designed and installed by Clarity Arts, has been finished to an outstanding specification and incorporates extensive storage, high-quality integrated appliances, a waste disposal unit, and the added luxury of underfloor heating.

Both the main bathroom and en suite have been bespoke designed and built by Clarity Arts, creating stylish and contemporary spaces finished to an exceptional standard, featuring high-quality fittings, underfloor heating, and a refined modern aesthetic.



ABOUT.. continued

Further enhancing the appeal of the property is the inclusion of an allocated parking space, an invaluable feature in such a central location. In addition, there is a second parking space currently rented by the owners, offering potential for further parking if required, subject to separate arrangement.

Situated within the highly sought-after Quays development, this exceptional apartment enjoys an enviable riverside setting on Concordia Street, in the heart of Leeds city centre, just moments from Leeds Train Station.

Constructed in 2000, The Quays remains one of Leeds' most desirable residential addresses, renowned for its prime central position and strong resident appeal. Occupants benefit from a 24/7 concierge service, providing excellent security, convenience, and peace of mind at all hours.

Perfectly positioned, the development offers immediate access to Leeds Train Station, the city's extensive shopping amenities, and an outstanding selection of restaurants, cafés, bars, and leisure facilities.

Combining generous proportions, high-specification upgrades, air conditioning, bespoke Clarity Arts interiors, secure parking, concierge security, and a prime city-centre setting, this superb apartment represents an outstanding opportunity for both owner-occupiers and investors alike.



ABOUT.. continued

LEASEHOLD INFORMATION:

Service charge - £4186 PA

Ground rent - £250 PA

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

EWS1: B1

EPC: B

Council tax band: G

Heating: Electric wall mounted heaters

Water: Mains connected, via a meter

Electric supply: Mains connected, via metre

Broadband: No issues

Mobile signal: No issues

Flood Risk: None

Local Planning Permissions: N/A

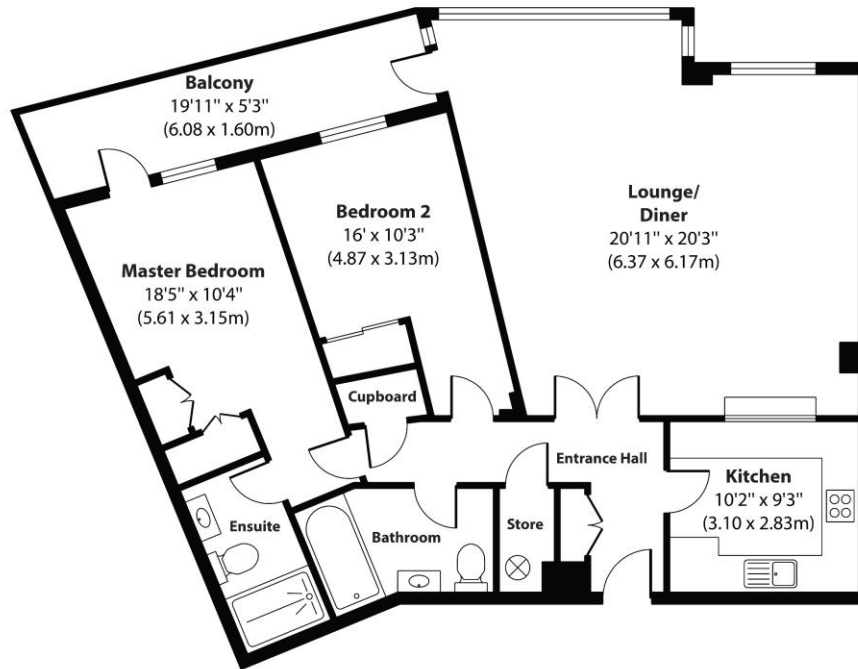








Floorplan



Approx. Gross Internal Area 998 sq ft / 92.72 sq m

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



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lease information

999 from
1999

Lease length

£4186
P.A

Service charge

£250
P.A

Ground rent



For more information or to arrange a viewing contact
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