



Butcher St,  
The Round Foundry, LS11

ZENKO  
CITY LIVING

FOR SALE

**£150,000**

---

ARCHITECTURAL SCALE & INDUSTRIAL CHARACTER: A PREMIER  
587 SQ. FT. DUPLEX.

















1

Bedrooms

---

1

Bathrooms

---

587

Sq. Ft.

---



# ABOUT

---

A spacious and fully renovated one bedroom duplex apartment 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 walking times quoted from Google Maps).

18 FOOT HIGH CEILINGS

LARGER THAN AVERAGE - 587 SQUARE FEET

INDUSTRIAL FINISH

FULLY UPGRADED THROUGHOUT INCLUDING KITCHEN AND BATHROOM

LARGE MEZZANINE BEDROOM

COUNCIL TAX BAND: D

PROPER STAIRCASE

EPC: C

UNDER FLOOR HEATING

LEASEHOLD



# ABOUT.. continued

---

We are advised of the following leasehold terms:

Ground Rent: £200 PA Doubling every 25 year next rent review 2026

Service Charge: £2167.28 PA including buildings insurance

Council Tax: Band D

Lease Term: 199 years from the 29th September 2001

EWS1: Exempt

Heating: Electric underfloor, metered consumption

Water: Mains connected, via a meter

Broadband: No issues to report

Mobile: No issues to report





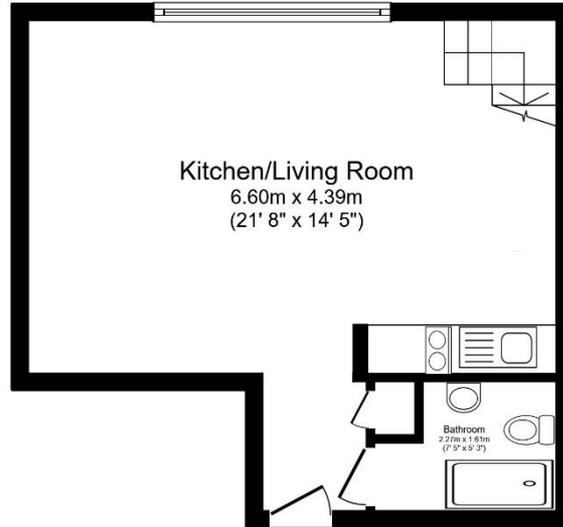




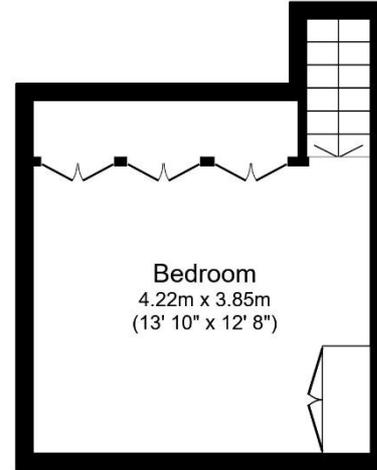
EDGE

TOWER WALK

# Floorplan



**Ground Floor**  
Floor area 35.2 sq.m. (379 sq.ft.)



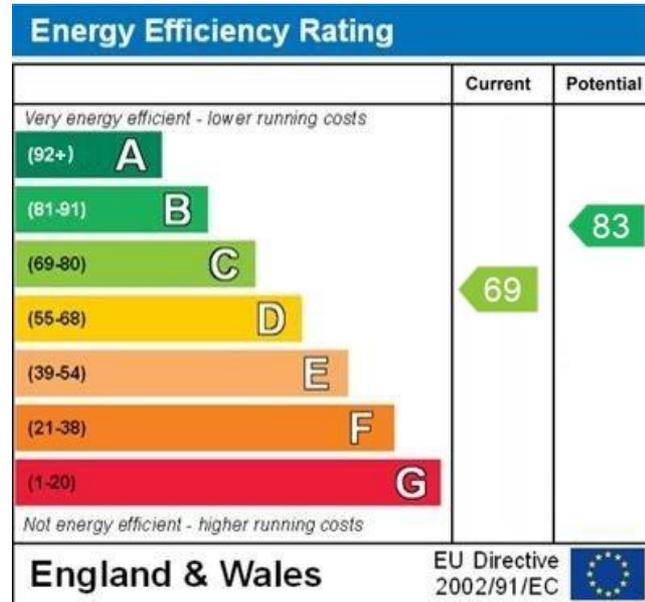
**First Floor**  
Floor area 19.3 sq.m. (208 sq.ft.)

Total floor area: 54.6 sq.m. (587 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



# EPC



WWW.EPC4U.COM



## Lease information

199 from  
2001

Lease length

---

£2167.28  
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](http://www.zenkoproperties.co.uk)



**ZENKO**  
CITY LIVING