



Waterloo Court,
LS10

ZENKO
CITY LIVING

FOR SALE

£239,950

A VERY WELL-PRESENTED PENTHOUSE WITH FLOOR TO CEILING
WINDOWS, TERRACE AND UNDERGROUND CAR PARKING























2

Bedrooms

2

Bathrooms

693

Sq. Ft.



ABOUT

A very well-presented two bedroom and two bathroom penthouse with large terrace and allocated undercroft parking space within Waterloo Court. The development consists of 74 apartments and is located just off Dock Street with a good range of amenities on the doorstep including: The railway station (8 mins), Cafe Briggante (1 min), The Tetley (3 mins), The Adelphi (1 min), Sainsburys at Brewery Wharf (4 mins) as well as the main shopping areas of Briggate (5 mins), Trinity (5 mins) and Victoria Gate (9 mins) are all within easy reach.
(All times quoted from Google Maps)

PENTHOUSE

SOUGHT AFTER LOCATION

LARGE TERRACE

SENSIBLE SERVICE CHARGE, 999 YEAR LEASE AND EWS:B1

BRAND NEW LVT FLOORING AND FULLY
REDECORATED

COUNCIL TAX BAND: C

UNDERCROFT CAR PARKING SPACE

EPC: D

FLOOR TO CEILING WINDOWS

CHAIN FREE



ABOUT.....

LEASEHOLD INFORMATION

Lease term: 999 years from 2015

Ground rent £335 PA

Service charge: £2345 PA

Buildings insurance: £

Heating: Electric, metered consumption

Broadband – High speed fibre

Mobile – No issues to report

Construction type – Concrete/steel frame

Building Safety – EWS B1

Flood Risk: N/A

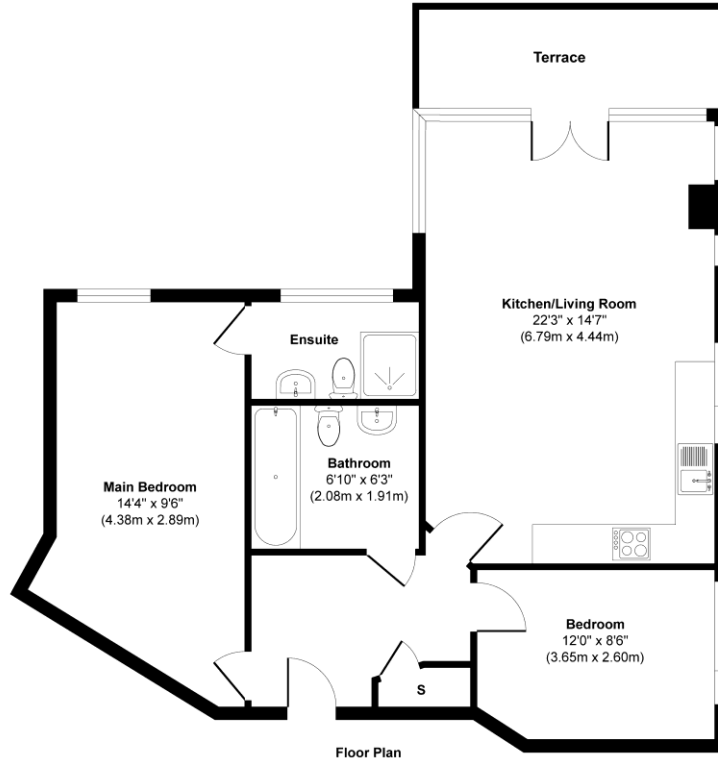
Planning Permissions: Aire Park







Floorplan



Approx. Gross Internal Floor Area 693 sq. ft / 64.38 sq.m

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

Produced by Elements Property



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk

Lease information

999 from
2015

Lease length

£2345
P.A

Service charge

£335
P.A

Ground rent



For more information or to arrange a viewing contact
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