



West Point
LS1

ZENKO
CITY LIVING

FOR SALE

£229,950

A SPACIOUS APARTMENT WITH BALCONY AND UNDERGROUND
CAR PARKING SPACE IN MOVE-IN CONDITION



















2

Bedrooms



2

Bathrooms



900

Sq. Ft.



ABOUT

A spacious apartment within West Point, a very well-established development in a central location. The apartment is larger than average and is newly redecorated throughout and has had brand new carpets fitted to both bedrooms.

West Point is a conversion of a former office building and benefits from an onsite 24/7 concierge and lift access to all floors as well shops, restaurants, bars, and cafés to the ground floor level. There are further amenities in the immediate area within the Central Square development next door, the railway station and Wellington Place are only a few minutes walk away.

LARGER THAN AVERAGE - APPROX 900 SQUARE FEET

ENSUITE AND BULT-IN WARDROBES TO MASTER BEDROOM

SECURE UNDERGROUND CAR PARKING SPACE

ONSITE 24 HOUR CONCIERGE

BALCONY

EPC: C

NEWLY REDECORATED THROUGHOUT

COUNCIL TAX BAND: D

BRAND NEW CARPETS TO BOTH BEDROOMS

LEASEHOLD



ABOUT.. continued

Cladding remediation completed and EWS1 available.

Lease Length: 999 years from 2005

Service charge: £4044

Ground rent: £365

Ground rent review: Every 10 years by RPI. Next review Jan 2027





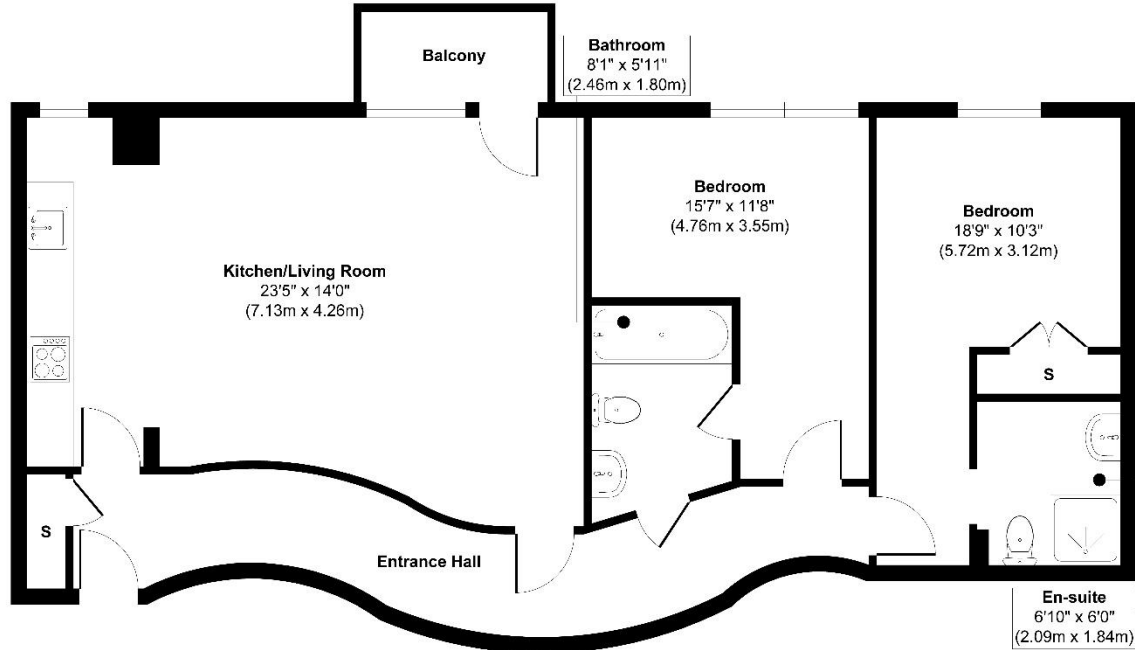






Floorplan

158 West Point, Leeds, LS1 4JL



Floor Plan

Approx. Gross Internal Floor Area 905 sq. ft / 84.16 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		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lease information

999 from
2005

Lease length

£4044
P.A

Service charge

£365
P.A

Ground rent



For more information or to arrange a viewing contact
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