



Beringa
LS12

ZENKO
CITY LIVING

FOR SALE

£174,950

A SOUTH-FACING 6TH FLOOR TWO-BEDROOM APARTMENT WITH
BALCONIES OFF BOTH THE LIVING AREA AND MASTER
BEDROOM.

















2

Bedrooms

1

Bathrooms

654

Sq. Ft.



ABOUT

A well-presented apartment in an established development close to the city centre. Many of the city's amenities are within easy walking distance including the General Infirmary (25 mins), the Law Courts (16 mins), the Railway Station (17 mins), the Wellington Place (11 mins) and the main shopping areas of Trinity 18 (mins) and Victoria Gate (27 mins) being within easy reach.

WELL-PRESENTED

FLOOR TO CEILING WINDOWS

BALCONIES OFF THE MASTER BEDROOM
AND LIVING AREA

APPROX. 660 SQUARE FEET

SOUTH FACING

COUNCIL TAX BAND: D

6TH FLOOR

EPC: C

BRAND NEW HOT WATER CYLINDER

LEASEHOLD: 999 YEARS



ABOUT.....

Built by Mayfair Developments in 2005 City Island consists of 404 apartments set within 7 individual buildings ranging from 6 to 14 floors. The development sits between the River Aire and Leeds-Liverpool Canal and is accessed off the A58 (Wellington Road). Some apartments have an allocated underground parking space, and some have balconies each offering a range of aspects. The site benefits from 24-hour security with a presence from the management company 8am-5pm Monday to Friday and an external security company covering evenings and weekends. There is extensive HD quality CCTV system throughout and high-speed internet available.

LEASEHOLD CHARGES

We are advised that the current service charge £2194 P.A (Including buildings insurance)

We are advised that the current ground rent is £200 P.A

Lease Length - 999 years from 2006.

MATERIAL INFORMATION

Heating: Electric wall mounted heaters, Metred consumption

Water and sewerage Mains connected

Broadband: High speed fibre to development

Mobile signal: No issues to report

Construction type: Purpose built

Flood Risk: None

Local Planning Permissions: N/A



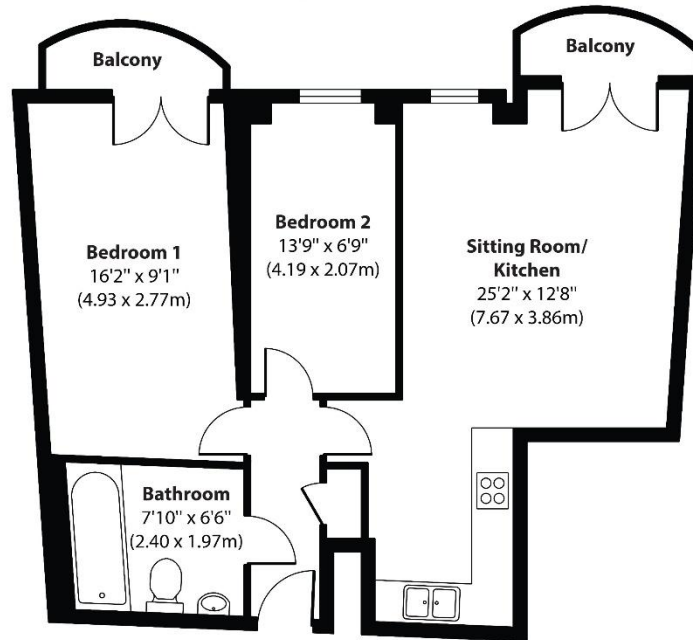






Floorplan

Flat 44 Beringa, Leeds, LS12 1DE



Floor Plan

Approx. Gross Internal Area 654 sq ft / 60.72 sq m

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



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harprsurveyors.co.uk

Lease information

999 from
2006

Lease length

£2194
P.A

Service charge

£200
P.A

Ground rent



For more information or to arrange a viewing contact
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