



1 Dock Street,  
LS10

ZENKO  
CITY LIVING

FOR SALE

**£249,950**

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A SPACIOUS, WELL PRESENTED DUPLEX APARTMENT WITHIN A  
POPULAR RIVERSIDE DEVELOPMENT

























2

Bedrooms

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1

Bathrooms

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964

Sq. Ft.

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# ABOUT

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A spacious industrial style converted duplex apartment in a very well-established building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary (21 mins), the Law Courts (17 mins), the Railway Station (9 mins), the Business District (19 mins) and the main shopping areas of Trinity (5 mins) and Victoria Quarter (9 mins) are close by. Additionally, grocery shops, cafes and bars can be found at Brewery Wharf (3 mins) and Leeds Dock (13 mins).

(All walking times are quoted from Google Maps)

SPACIOUS CONVERTED DUPLEX

COMMUNAL RIVERSIDE RESIDENTS TERRACE

HUGE OPEN PLAN LIVING/KITCHEN/DINING AREA

APPROX. 964 SQ FT

DOWNSTAIRS WC AND FLEXIBLE UTILITY/OFFICE AREA

COUNCIL TAX BAND: E

CONCIERGE AND PARCEL LOCKERS

EPC: D

JACK AND JILL BATHROOM TO MASTER BEDROOM

LEASEHOLD



# ABOUT.. continued

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1 Dock Street is a riverside development positioned on the corner of Dock Street and Bridge end. The scheme combines a modern new build element with the conversion of the former British Waterway office; this apartment is located within the converted element. The development is popular due to its central waterside position. It has an on-site caretaker, resident's parcel lockers, well-kept communal gardens, and riverside terrace with BBQ area.

Length of Lease: 125 from 2003

Ground rent: £150 Per Annum

Service charge: £2239 Per Annum

Heating: Electric

Water: Mains connected, via metre

Electric supply: Mains connected, via metre

Broadband: High speed fibre

Mobile signal: No issues

Flood Risk: None

Local Planning Permissions: NA





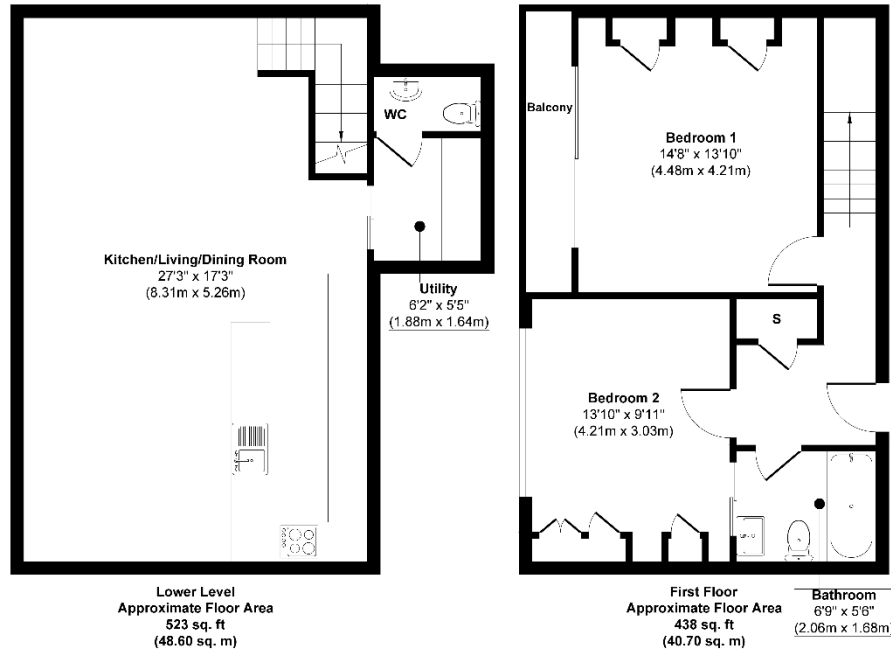






# Floorplan

Flat 3, 1 Dock Street, Leeds LS10 1NB



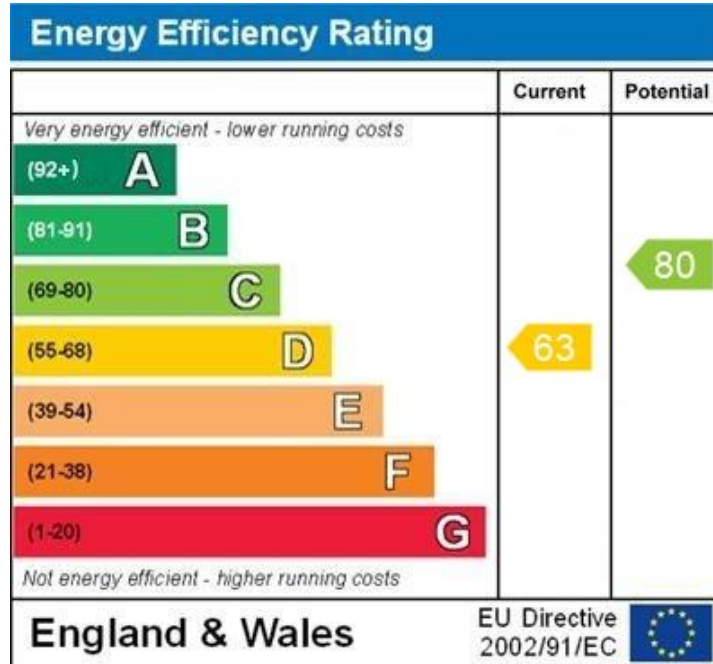
Approx. Gross Internal Floor Area 961 sq. ft / 89.30 sq. m

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

Produced by Elements Property



# EPC



WWW.EPC4U.COM



## Lease information

125 from  
2003

Lease length

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£XXXX  
P.A

Service charge

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£150  
P.A

Ground rent

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For more information or to arrange a viewing contact  
**Ian Darley, Zenko Properties**



Zenko Properties, 2 The  
Chandlers, Leeds, LS2 7EZ



0113 247 0777



ian@zenkoproperties.co.uk



[www.zenkoproperties.co.uk](http://www.zenkoproperties.co.uk)



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