



Chippendale House
LS10

ZENKO
CITY LIVING

FOR SALE

£179,950

A ONE-BEDROOM FULLY RENOVATED APARTMENT WITH
ALLOCATED CAR PARKING











And They Lived Happily Ever After











1

Bedrooms

1

Bathrooms

438

Sq. Ft.



ABOUT

A one bedroom fully renovated apartment with allocated car parking. The property is finished and presented to a high standard including bespoke kitchen with NEFF integrated appliances, new bathroom, new floor coverings, upgraded heaters and water heater, fitted wardrobes to the bedroom as well as secondary glazing to all windows.

FULLY-RENOVATED TO A HIGH STANDARD THROUGHOUT

LOW FIXED GROUND RENT

ALLOCATED CAR PARKING SPACE

CHAIN FREE SALE

BESPOKE FITTED KITCHEN, NEW BATHROOM AND QUALITY
BUILT-IN BEDROOM WARDROBES

EPC: C

ONSITE CARETAKER

COUNCIL TAX BAND: B

SECONDARY GLAZING TO ALL WINDOWS

LEASEHOLD: 110 YEARS REMAIN



ABOUT.....

Chippendale House forms part of Victoria Quays, one of the first city centre residential developments converted in 1988. Accessed off Navigation Walk the development is in a sought after location between Dock Street and the River Aire with a great range of amenities in the immediate area and within a 9 minute walk from Leeds railway station, 10 minutes from Victoria Gate and 6 minutes from Trinity.
(All walking times taken from Google Maps)

LEASEHOLD INFORMATION

Lease term: 150 years (less 2 days) 10th February 1986

Ground rent £25 PA (Fixed for duration of lease)

Service charge £1,960.30 PA

Additional 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: Conversion

Flood Risk: None

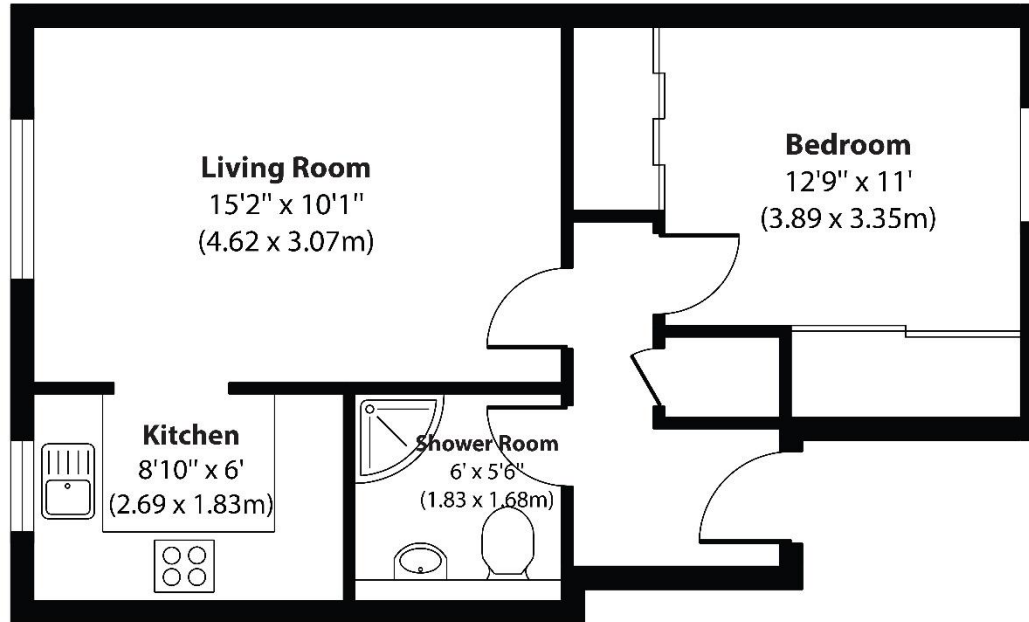
Local Planning Permissions: N/A





Floorplan

17 Chippendale House, LS10 1JH



Floor Plan

Approx. Gross Internal Area 438 sq ft / 40.69 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

150 from
1986

Lease length

£1960
P.A

Service charge

£25
P.A

Ground rent



For more information or to arrange a viewing contact
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