



# Vassali House Leeds, LS1

**ZENKO**  
Properties

Spacious Two Bedroom Duplex Apartment

# FOR SALE

£135,000

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A WELL-PRESENTED OPEN PLAN ONE BED/STUDIO APARTMENT WITHIN A  
BEAUTFUL GRADE II LISTED CONVERSION IN THE HEART OF THE RETAIL  
QUARTER





Spacious open plan living area



Kitchen



Bright and spacious with high ceilings







Exposed brickwork and walk-in wardrobe



# One bed/studio apartment in Grade II Listed building

1

Bedroom

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1

Bathroom

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570

SQ FT

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# ABOUT

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Zenko Properties are delighted to offer this fantastic open plan one bed/studio style apartment located in an attractive Grade II listed conversion on a pedestrianised street in the heart of the retail quarter. This bright and spacious apartment boasts some great period features including high ceilings and full height sash windows.

The open plan living space is very spacious and is divided into two distinctive areas. The living/dining area with three full height sash windows offering fabulous views over Central Road. The bedroom area is positioned in a segregated elevated part of room and features a beautiful exposed brick ornamental fireplace and also benefits from a large storage cupboard which is ideal as a walk in wardrobe.

The separate kitchen is positioned to the rear of the apartment features an opaque window into the corridor allowing for borrowed light and features a good selection of wall and base units as well as ample work surface space. Integrated appliances include, and electric oven halogen hob with extractor over, washing machine and fridge.

The bathroom comprises a three-piece suite in white, with mixer-controlled shower over the bath, pedestal wash basin with mixer tap and floor mounted toilet . There is also a heated towel rail.

Beautiful apartment in the heart of the retail quarter



# ABOUT.. continued

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The property is currently let to a professional tenant at £725 per calendar month on a periodic monthly contract. There is potential for this property to achieve £750-£775 PCM.

Leasehold charges:

Lease Length: 150 years from 2001

Ground Rent - £150 P.A

Service Charge - £1,380.86 P.A



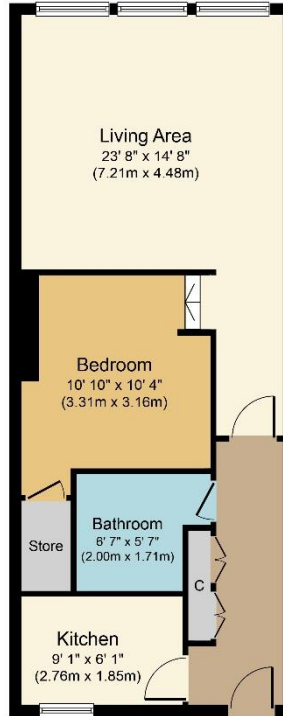
Bathroom







# Floorplan

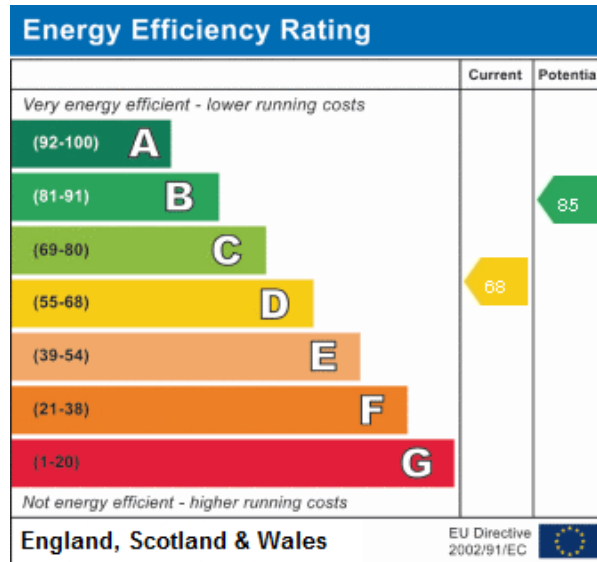


Approximate Floor Area  
570 sq. ft.  
(52.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be used as a basis for valuation, transaction or for building purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# EPC





## Lease information

150 from  
2001

Lease length

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£1380.86  
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  
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