

# ZENKO

Properties



£800 PCM

- ONE BEDROOM
- SPACIOUS
- FULLY FITTED KITCHEN
- WASHER
- ALLOCATED PARKING SPACE
- BUILT IN 2021
- CLOSE TO THE CITY
- JUST OFF KIRKSTALL ROAD

1 Viaduct Road, Leeds, LS4 2BG

**\*\* SPACIOUS ONE BED \*\* AVAILABLE 11TH  
SEPTEMBER \*\* PARKING \*\* FURNISHED \*\*  
CLOSE TO CITY CENTRE \*\***



Zenko Properties are pleased to present this spacious one bedroom property at this recently converted development.

The Preston makes is a great home, with historic limestone industrial exterior with a contemporary interior design. Additionally, the development boasts quick transport links into the city and offers an abundance of nearby amenities. The development strikes an attractive balance between downtown convenience and residential tranquillity.

High specifications;

- Telephone operated main front door entry system with handset in each apartment

- Push button entry operation for residents to main front door

- Apartment paint finishes to be white for ceilings and woodwork, and natural hessian emulsion paint to walls

- Timber flooring overlain with two layers of plasterboard with a chipboard top and underlain with fireproof plasterboard to meet fire and soundproofing requirements

- Carpet tiles to bedrooms

- Vinyl plank flooring to bathrooms & en-suites

2 The Chandlers, Leeds, West  
Yorkshire, LS2 7EZ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements