



East Point
Leeds, LS9

ZENKO
Properties

Spacious Two Bedroom Duplex Apartment

FOR SALE

£224,950

A SPACIOUS THREE BEDROOM APARTMENT WITH ALLOCATED CAR PARKING
AND ACCESS TO THE COMMUNAL ROOF TERRACE

EXTENDING TO OVER 1300 SQUARE FEET, RENOVATED BATHROOMS AND SOLD
WITH THE GROUND RENT CAPPED AT £250 PA THE PROPERTY WOULD SUIT A
RANGE OF PURCHASER





Living area



Spacious kitchen



Spacious and open plan







Upgraded bathrooms

Spacious three-bedroom apartment

3

Bedrooms

2

Bathrooms

1315

SQ FT



ABOUT

Zenko Properties are delighted to present this spacious three-bedroom apartment located within East Point, a conversion of a former college into just 39 apartments ideally situated for many local amenities as well as great transport links.

The property would make a great investment due to huge rental demand in the area combined with a distinct lack of supply of three bedrooms of this size. Alternatively, it would make a great purchase for first time buyers who need to work from home and/or commute. The train station is just a 15-minute walk away and there's also, a bus route directly next to the block as well as easy access to the motorway network. Leeds Docks with various places to eat and drink as well as Tesco Metro, Kirkgate market and a variety pubs and restaurants are all within a couple of minutes walk, the property is close to all the amenities you'd want from city living.

Additional benefits include a variation to the lease capping the ground rent at £250 P.A for the duration of the term as well both bathrooms being renovated.

Positioned on the ground floor the property enjoys a wide hallway with access to an incredibly spacious utility room which is rare to properties of this type but extremely useful.

The open plan kitchen/living area offers a great place to host or entertain with an L-shaped layout with a distinctive kitchen/dining area and living area. The kitchen features integrated appliances including electric oven and induction hob.

The master bedroom is simply huge offering almost 300 square feet of floor space, fitted wardrobes and access to the ensuite bathroom. Recently renovated to a high standard the ensuite features a double width shower enclosure with dual head shower.



ABOUT.. continued

Bedroom two is currently utilised as a home office but has sufficient space for a double bed.

Bedroom three again is of a great size second and easily accommodates a double bed and full range of bedroom furniture.

The development offers further advantages such as high-speed internet throughout the building, CCTV and a communal roof terrace.

LEASEHOLD INFORMATION

Ground Rent - £250 PA (Fixed for the term of the lease)

Service Charge - £3600

Lease Term – 250 years from 2015.

Council Tax - Band D = £2393.58 PA

EPC RATING - D

One secure allocated parking space is included.



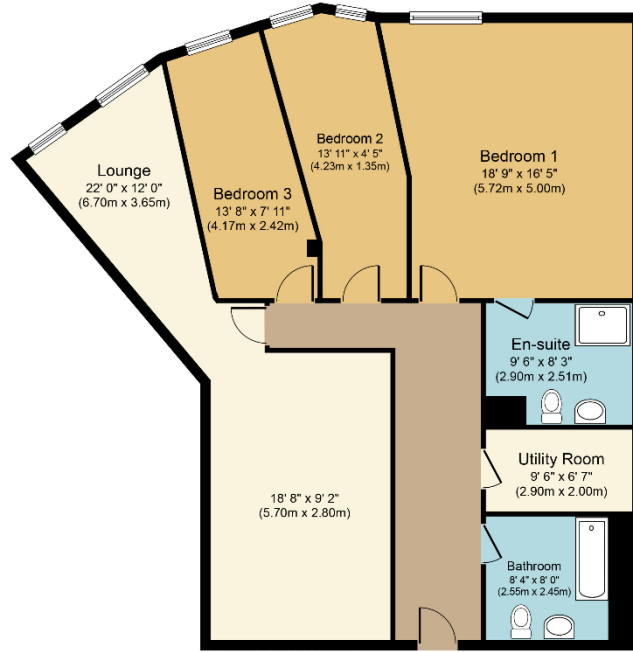


Spacious master bedroom with fitted wardrobes





Floorplan



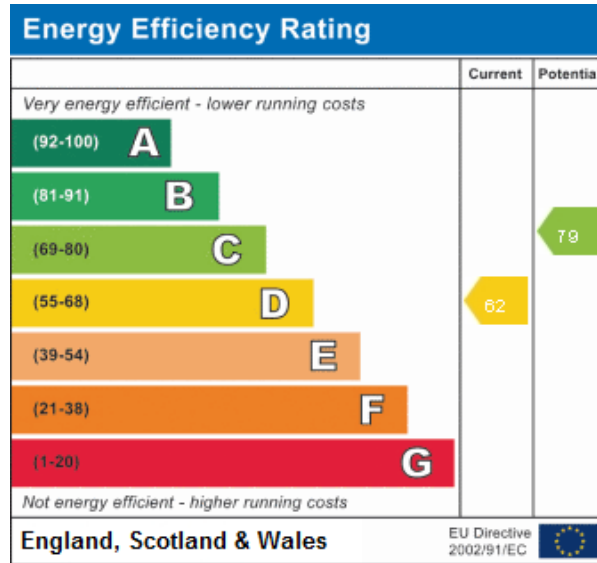
Approximate Floor Area
1315 sq ft (122 sqm)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This 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

250 from
2015

Lease length

£3600
P.A

Service charge

£250
P.A

Ground rent



For more information or to arrange a viewing contact
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