



Victoria Riverside
Leeds, LS10

ZENKO
Properties

Spacious one bedroom apartment

FOR SALE

£149,950

SPACIOUS ONE BEDROOM APARTMENT LOCATED WITHIN A BEAUTIFULLY
CONVERTED MILL

LOCATED CLOSE TO THE CITY CENTRE WITH GREAT ACCESS TO THE
MOTORWAY NETWORK AND WITH THE BENEFIT OF ALLOCATED PARKING





Spacious open plan living space



Kitchen



Large windows allowing in natural light



One-bedroom apartment within mill conversion

1

Bedroom

1

Bathroom

444

SQ FT



ABOUT

Zenko Properties are delighted to introduce this very well presented one bedroom apartment with the benefit of an allocated secure and covered car parking space.

Situated within a beautiful converted mill in close proximity to Leeds city centre the property is ideally located for those who work in the city centre or need to commute with the benefit of city centre amenities on your doorstep.

The property briefly comprises of; open plan living kitchen with wood effect flooring. Large windows to the front allowing plenty of natural light and high ceilings give off a great sense of space. The kitchen is fully fitted with a range of wall and base mounted units with complimentary work surfaces over and comes with integrated fridge/freezer, oven and hob.

The master bedroom is well proportioned and tastefully decorated as well as having ample floor space for suitable bedroom furniture. The bathroom is modern and well-presented and consists of; bath with shower, toilet and and wash hand basin.

The property is currently let at £825 PCM and is available to buy as a tenanted investment or with vacant possession.

Lease length: 125 years from and including 1st Jan 2017 and to and including 31st Dec 2141.

Ground rent: 290 per annum

Service charge £782.14

Reserve fund £408.23

Insurance £788.53

Rented at £825

This high-quality home is sure to impress



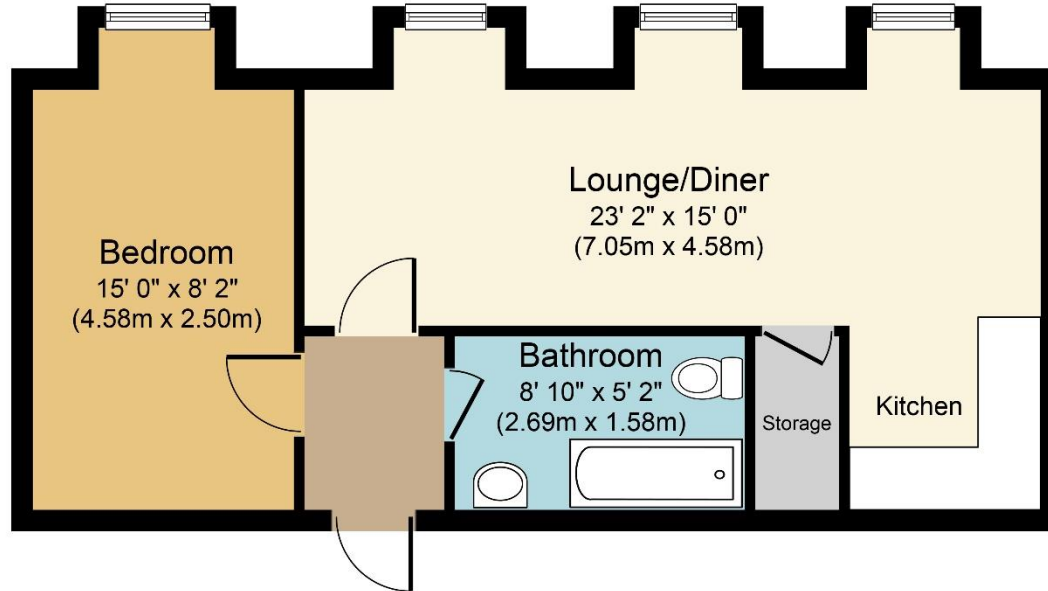


Bathroom





Floorplan



Bedroom
15' 0" x 8' 2"
(4.58m x 2.50m)

Lounge/Diner
23' 2" x 15' 0"
(7.05m x 4.58m)

Bathroom
8' 10" x 5' 2"
(2.69m x 1.58m)

Storage

Kitchen


Approximate Floor Area
444 sq.ft.
(41.2 sq.m.)

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.

Copyright V360 Ltd 2024 | www.houseviz.com



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Lease information

125 from
2017

Lease length

£1978.90
P.A

Service charge

£290 P.A

Ground rent



For more information or to arrange a viewing contact
Tobias Duczenko, Owner, Zenko Properties



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



0113 247 0777



tobias@zenkoproperties.co.uk



www.zenkoproperties.co.uk



ZENKO
Properties