



1 Dock Street  
Leeds, LS10

**ZENKO**  
Properties

Spacious one bedroom apartment

# FOR SALE

£184,950

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A SPACIOUS ONE BEDROOM APARTMENT IN A HIGHLY DESIREABLE LOCATION  
AVAILABLE AS A TENANTED INVESTMENT OR WITH VACANT POSSESSION





Spacious open plan living area











Residents riverside terrace open throughout Summer



## Spacious one-bedroom apartment

1

Bedrooms

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1

Bathrooms

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517

SQ FT

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# ABOUT

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Zenko Properties are delighted to introduce this spacious one bedroom apartment positioned on the first floor of 1 Dock Street. The scheme combines a modern new build block with a contrasting refurbishment of the former British Waterway office; this apartment is located within the converted element retaining many period features.

The development is one of the most sought after addresses in the city, due to its central waterside position. With an on-site caretaker, resident's parcel lockers, well-kept communal gardens and riverside terrace with BBQ area - It really does have a lot to offer.

## LIVING AREA

The characterful open plan living area is a great size, light and bright - with oversized windows the room easily allows for both lounging and dining, if so desired, with the light oak flooring and chrome fixtures and fittings, adding to the opulent feeling this property has. The ceilings are double in height and the room occupies a westerly facing aspect - ideal for evening sunsets.

## KITCHEN

Forming part of the open plan living space, semi-partitioned with a half-wall, finished off with grey units and black handles, it hides an range of built-in appliances - including an electric oven, induction hob with extractor over, full-size dishwasher, fridge freezer and washer dryer.



# ABOUT.. continued

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## BEDROOM 1

A great-size, with extensive windows, fitted with secondary glazing - that offer west facing city views. There's also the added benefit of an ensuite bathroom with doors leading to both hallway and bathroom.

## BATHROOM

An upgraded fully-tiled bathroom accessible from both the hall and bedroom, with double-width shower wash basin, toilet and heated towel rail.

## LEASEHOLD INFO

Ground rent £150

Leasehold: 102 years remaining

Community fees £1736





Communal hallway

DOCK STREET  
OFFICE

No. 1



...can be contacted at 74004.

(1) Do not use the Carriage Office

(2) No phone or 07958 458563. If you are unable to reach these please email for a message to be sent to the 07958 458563.

(3) Be a real estate professional and a professional.

In the event of an emergency, please call the police or the fire department on 999 or 112.

Accepted Policy

Acceptance of all contractual terms and the full text is available on the website or upon request. Please contact the office for more information. The office is not responsible for any loss or damage to any property or for any delay in the completion of any transaction.

Any request for information or details should be made to the office of the company or the appropriate sales agent. The office is responsible for the accuracy of the information provided.

Please ensure that your apartment is adequately covered. It is recommended that you take out fire and theft insurance to cover your property.

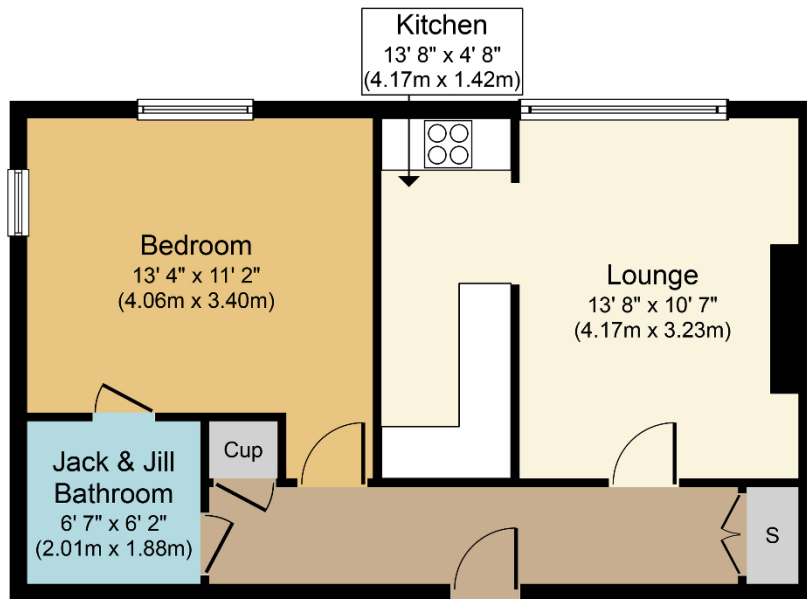
Apartment Maintenance

Action

**Action**  
Property Management

PLEASE PUT THE  
LOCKER KEYS BACK  
THROUGH THE OFFICE  
LETTERBOX  
THANK YOU

# Floorplan



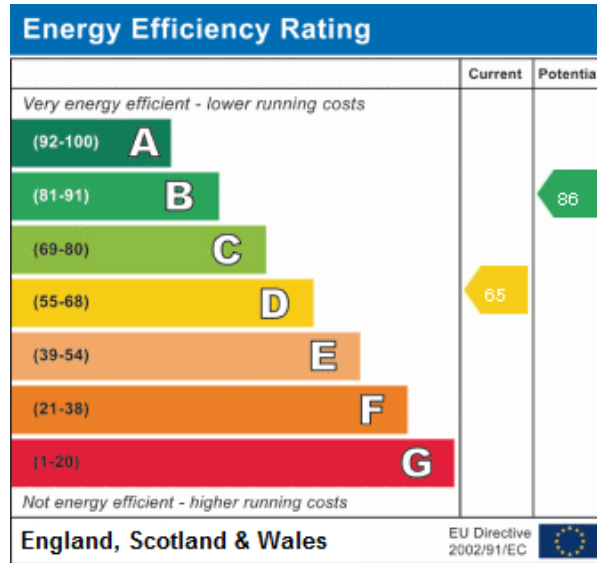
**Approximate Floor Area**  
**517 sq. ft.**  
**(48.0 sq. m.)**

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. 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

125 from  
2002

Lease length

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£1875  
P.A

Community charge

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£150 P.A

Ground rent

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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](http://www.zenkoproperties.co.uk)



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