

ZENKO Properties



£1,100 PCM

- ONE BEDROOM
- RENT INC GAS AND WATER BILLS
- 8TH FLOOR WEST FACING BALCONY

- COMMUNAL ROOF TERRACE
- AVAILABLE IMMEDIATELY
- FURNISHED
- 12 MONTH TENANCY

**258 Watermans Place, Leeds, LS1
4GQ**

**** ONE BEDROOM APARTMENT ** 8TH FLOOR **
BALCONY ** RENT INC GAS AND WATER BILLS
** CLOSE TO TRAIN STATION**



A spacious one bedroom apartment on the 8th floor of Watermans Place, a modern building forming part of the Granary Wharf development with lift access to each floor, video entry system, CCTV and fibre broadband accessibility via Hyperoptic.

The specification is of a high standard and includes a fitted kitchen with granite worktops and built in appliances including a dishwasher, full size fridge freezer and microwave. There is a west facing balcony with views over the dock and tenants have access to the communal residents' roof garden. The bedroom also has the benefit of good size built-in wardrobes.

The rent is inclusive of gas and water bills.

Granary Wharf is a canal side development and offers direct access into the south entrance of the railway station and many of the city's amenities are within easy reach including Leeds General Infirmary (24 minutes: Google maps), Trinity (7 minutes; Google maps) Leeds Combined Law Courts (6 minutes: Google maps) as well as a whole host of bars, restaurants and coffee shops immediately onsite (too many to mention!).

EPC rating: B

Council tax band: C

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

www.zenkoproperties.co.uk
0113 247 0777
sales@zenkoproperties.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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