



2 Water Lane  
Leeds, LS11

**ZENKO**  
Properties

Spacious Two Bedroom Duplex Apartment

# FOR SALE

£264,950

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A TWO BEDROOM CONVERTED DUPLEX APRTMENT WITH LARGE  
RIVER FACING BALCONY AND EXPOSED ROOF BEAMS





















## Two-bedroom converted apartment

2

Bedrooms

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1

Bathrooms

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905

SQ FT

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# ABOUT

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A spacious apartment positioned on the top floor of a very well-established building in a central location. This converted apartment is very well-presented with modern kitchen and bathroom and features a large river fronting balcony. There are two bedrooms, each with fitted wardrobes and a versatile mezzanine area. Many of the city's amenities are within easy walking distance including the General Infirmary (21 mins), the Law Courts (18 mins), the Railway Station (7 mins), the Business District and the main shopping areas Trinity (5 mins) and Victoria Gate (11 mins).

TWO BEDROOMS  
LARGE RIVER FACING BALCONY  
DUPLEX WITH SPACIOUS MEZZANINE  
TOP FLOOR WITH EXPOSED ROOF BEAMS  
APPROX. 905 SQ FT

RECENTLY FITTED KITCHEN AND BATHROOM  
WARDROBES TO BOTH BEDROOMS  
COUNCIL TAX BAND: D  
LEASEHOLD  
EPC: D



# ABOUT.. continued

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Two Water Lane is a five-storey, listed warehouse conversion, that has clear river views from the balconies, and high quality finishes throughout. There are many local bars and restaurants right on the doorstep including The Adelphi, Ciao Bella and the Cross Keys.

We are advised of the below leasehold details:

Service charge £2658.43 P.A

Ground rent is £342.09 P.A (reviewed every 10 years at R.P.I with the next review due 2030)

Lease length: 999 years from October 2000



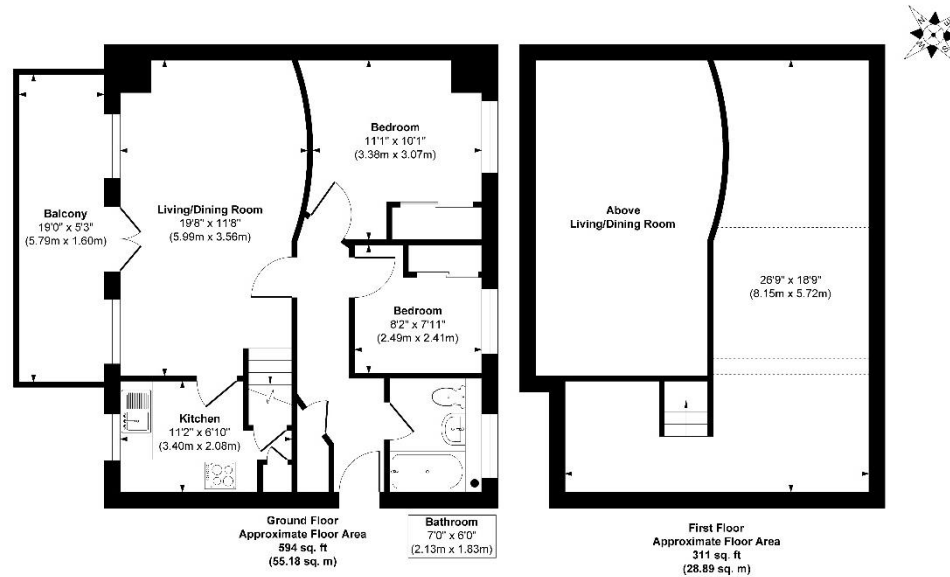








# Floorplan

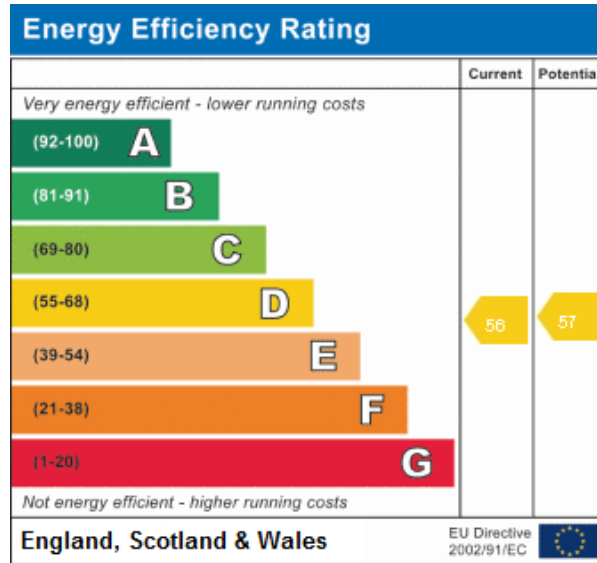


**Approx. Gross Internal Floor Area 905 sq. ft / 84.07 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

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# EPC



## Lease information

999 from  
2000

Lease length

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£2658.43  
P.A

Service charge

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£342.09  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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