



49A St Pauls St
Leeds, LS1

ZENKO
Properties

FOR SALE

£209,950

A RECENTLY CONVERTED ONE BEDROOM APARTMENT IN A SMALL BOUTIQUE DEVELOPMENT. THE SCHEME FEATURES A HIGH SPECIFICATION THROUGHOUT AND IS WITHIN A MINUTES WALK TO PARK SQUARE















One-bedroom, luxury apartment

1

Bedrooms

1

Bathrooms

610

SQ FT



ABOUT

A spacious apartment in a recently converted building in a central location close-by to Park Square. Many of the city's amenities are within easy walking distance including the General Infirmary (12 mins), the Law Courts (4 mins), the Railway Station (8 mins), Wellington Place (7 mins), Park Square (1 min), and the main shopping areas of Trinity (7 mins), Victoria Gate (14 mins) and Victoria Quarter (13 mins) are all close by.
(All walking times quoted are taken from Google Maps.)

The apartment is currently let at £1450 PCM on a fixed term AST until September 2024.

SPACIOUS ONE BEDROOM APARTMENT
CENTRAL LS1 LOCATION
SMALL BOUTIQUE DEVELOPMENT
CORIAN WORK SURFACES
WALK-IN WARDROBE TO BEDROOM

APPROX. 610 SQ FT
APP CONTROLLED HEATING AND BUILT-IN SPEAKERS
COUNCIL TAX BAND: C
EPC: C
LEASEHOLD

49A St Pauls Street is a unique development of just 10 apartments built by Mayfair Group in 2019. The building is a converted office positioned on St Pauls Street nestled between Park Place and Park Square. The development is made up of three one-bedroom apartments, six two-bedroom apartments and one four-bedroom penthouse. Some are available with car parking and some have views of the city museum and town hall. There is a video entry system, CCTV and lift access to all floors.



ABOUT.. continued

We are advised of the following leasehold charges:

Service charge: £1203 P.A

Ground rent £250 P.A

Lease is 250 years from 2019








Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(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

250 from
2019

Lease length

£1203
P.A

Service charge

£250
P.A

Ground rent



For more information or to arrange a viewing contact
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