



Saxton  
Leeds, LS9

**ZENKO**  
Properties

Spacious One Bedroom Apartment

# FOR SALE

£149,950

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SPACIOUS ONE BEDROOM WITH CORNER ASPECT WITH VIEWS OF THE  
COMMUNAL GARDENS AND ALLOTMENTS

LOCATED CLOSE TO THE CITY CENTRE AND WITHIN A GATED DEVELOPMENT THE  
PROPERTY IS IDEALLY SUITED FOR FIRST TIME BUYERS AND INVESTORS ALIKE





open plan with corner aspect











## Spacious one-bedroom apartment

1

Bedrooms

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1

Bathrooms

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527

SQ FT

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# ABOUT

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Zenko Properties would like to present this very well presented and spacious one bedroom property forming part of the popular Saxton development.

The open plan living features extensive floor to ceiling windows with the additional benefit of a corner aspect, flooding the room with natural light. The fitted kitchen has black matt finished cupboard doors and comes complete with integrated appliances and black worktops.

## THE DEVELOPMENT

Saxton is a quality residential development, built by the renowned developer Urban Splash. The development is very spacious and set over various levels - where residents have access to a large and well-equipped gym and stunning communal gardens, complete with BBQ area and allotments also being available on a licence.

This property is well positioned for easy access into and out of the city centre, as well as amenities close by at Leeds Dock and the Calls.

The kitchen has a row of black matt finished cupboards with built in appliances, including fridge, oven, hob, dishwasher and extractor. The wall mounted cupboards are maple in colour and the whole look is finished off with complementary black work tops with wood trim.

A great position within this popular development



# ABOUT.. continued

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The bedroom is a spacious in size, light and bright - thanks to the floor to ceiling windows. There is ample space for a double bed a large wardrobes without impacting floor space.

The bathroom is spacious, three-piece bathroom with a white suite with shower over the bath, wall mounted toilet, wall mirror with concealed storage and white heated towel rail.

The Vendor informs us that the following charges apply:-

Ground Rent - £205 PA

Service Charge - £2,220 PA

Lease Term - 150 years from October 2009.

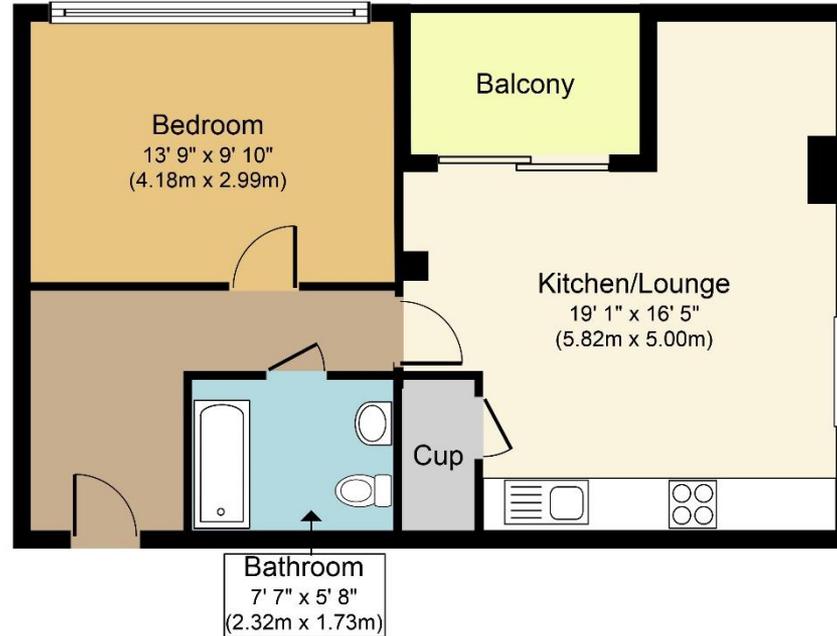




Bathroom



# Floorplan



**Approximate Floor Area**  
527 sq.ft.  
(49.0 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. 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.

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# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Lease information

150 from  
2009

Lease length

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£2220  
P.A

Service charge

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£205 P.A

Ground rent

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For more information or to arrange a viewing contact  
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