



Saxton  
Leeds, LS9

**ZENKO**  
Properties

# FOR SALE

£189,950

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A TWO BEDROOM DUAL ASPECT APARTMENT WITH ALLOCATED SECURE CAR  
PARKING AND ENSUITE SHOWER ROOM.











WELCOME  
TO  
XTON

Follow your  
dreams

WOODEN CABINETS

ROOVER







## Two bedroom apartment

2

Bedrooms

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1.5

Bathrooms

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650

SQ FT

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# ABOUT

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A well-presented two bedroom and two-bathroom apartment with dual aspect and city views in a very well-established development. Many of the city's amenities are within easy walking distance including the Railway Station (23 mins), Victoria Gate (16 mins), Trinity (18 mins), the General Infirmary (33 mins), St James Hospital (21 mins) the Law Courts (28 mins) and the Business District (34 mins) are within easy reach. The development is also well-located for facilities at Leeds Dock (13 mins) and Brewery Wharf (17 mins) where grocery shops as well as places to eat and drink can be found. All walking times are taken from Google Maps

TWO BEDROOMS AND TWO BATHROOMS

ONSITE RESIDENTS GYM, CARETAKER AND RESIDENTS COMMUNAL GARDEN

ALLOCATED SECURE PARKING

FLOOR TO CEILING WINDOWS AND JULIETTE BALCONY

DUAL ASPECT 8TH FLOOR POSITION WITH CITY VIEWS

LEASEHOLD

650 SQUARE FEET

EPC: C

EWS1 RATING: B1

COUNCIL TAX BAND: C



# ABOUT.. continued

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Saxton is a development by Urban Splash, one of the pioneers of urban regeneration, and is located on the east of the city within a 10-minute walk of 'the Calls'. It was completed in 2008 and consists of 410 apartments. The development is set in 6 acres of landscaped grounds which include a sun garden and terrace, a BBQ area, over 80 allotments, full-scale recycling, a caretaker and the largest resident's gym in the city centre.

- We are advised that the current service charge £2804.08 P.A
- We are advised that the current ground is £335 P.A - (reviewed every 10 years at R.P.I, next view January 2032)
- Lease length 150 years from 2009

Heating:	Electric wall mounted heaters, Metred consumption
Water:	Mains connected, via a meter
Broadband:	High speed fibre
Mobile signal:	No issues to report
Construction type:	Conversion
Flood Risk:	None
Local Planning Permissions:	Flax Place



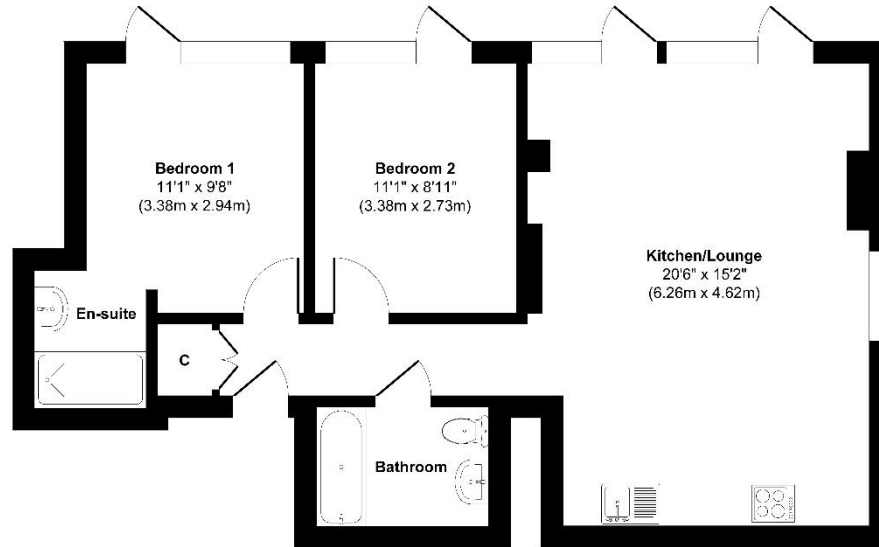






# Floorplan

A33 Saxton Leeds, The Avenue, Leeds LS9 8FD



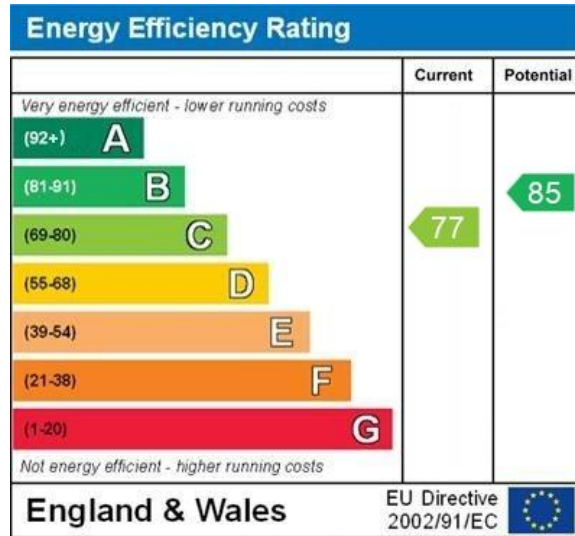
Floor Plan

Approx. Gross Internal Floor Area 650 sq. ft / 60.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



# EPC



WWW.EPC4U.COM





## Lease information

150 from  
2009

Lease length

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£2804.08  
P.A

Service charge

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£335  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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