



Saxton  
Leeds, LS9

**ZENKO**  
Properties

# FOR SALE

£149,950

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A ONE BEDROOM APARTMENT WITH ALLOCATED SECURE CAR PARKING AND  
VIEWS OVER THE COMMUNAL GARDEN

















## One bedroom apartment

1

Bedrooms

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1

Bathrooms

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543

SQ FT

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# ABOUT

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A one-bedroom apartment with views over the gardens 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

ONE BEDROOM APARTMENT

ONSITE RESIDENTS GYM, CARETAKER AND RESIDENTS COMMUNAL GARDEN

ALLOCATED SECURE PARKING

APPROX. 540 SQ FT

FLOOR TO CEILING WINDOWS AND VIEWS OVER GARDENS

LEASEHOLD

9<sup>TH</sup> FLOOR

EPC: C

COMMUNAL GARDENS WITH BBQ AREA

COUNCIL TAX BAND: B



# 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 £1920 P.A
- We are advised that the current ground is £205 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



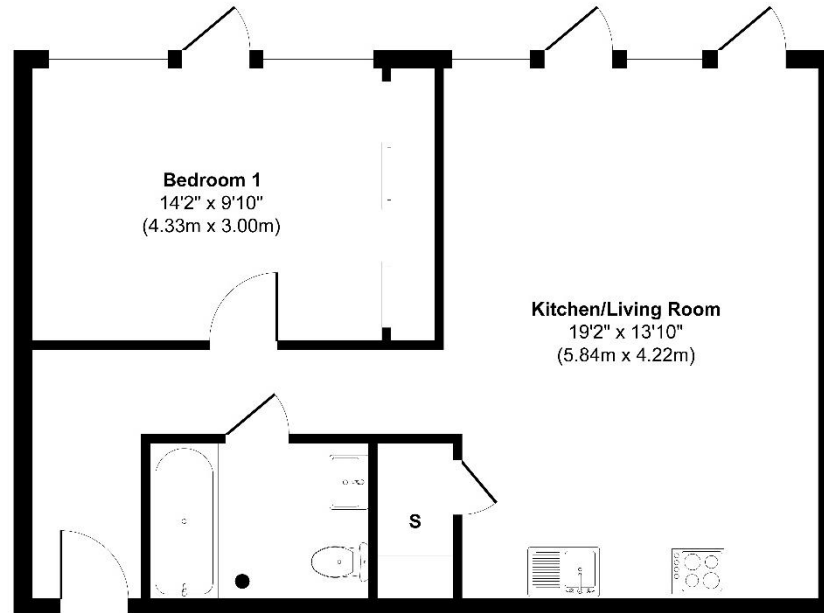






# Floorplan

B35 Saxton, The Avenue, Leeds LS9 8FR



**Bedroom 1**  
14'2" x 9'10"  
(4.33m x 3.00m)

**Kitchen/Living Room**  
19'2" x 13'10"  
(5.84m x 4.22m)

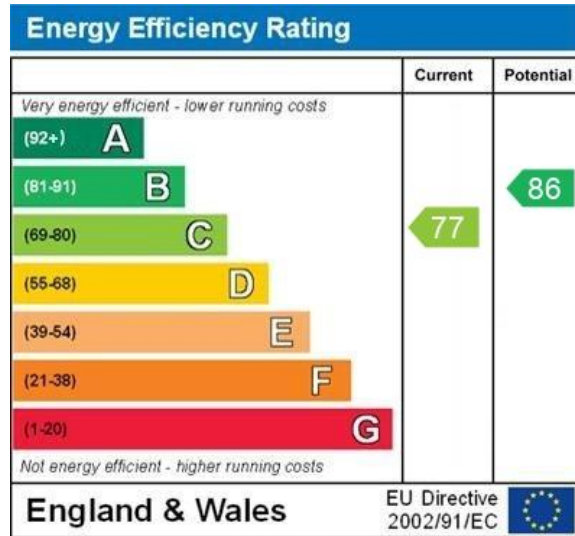
**Bathroom**  
7'10" x 5'7"  
(2.40m x 1.71m)

**Floor Plan**

Approx. Gross Internal Floor Area 543 sq. ft / 50.51 sq. m  
approximate, not to scale.



# EPC



WWW.EPC4U.COM





## Lease information

150 from  
2009

Lease length

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£1920  
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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