



Saxton
Leeds, LS9

ZENKO
Properties

FOR SALE

£192,000

A TWO BEDROOM AND TWO BATHROOM APARTMENT WITH UPGRADED KITCHEN
AND SECURE ALLOCATED CAR PARKING











Handwritten notes and photos pinned to the wall above the oven.

Katie and Rob
A calendar grid with the names "Katie and Rob" written at the top.

BOSCH
BOSCH
BOSCH
Text labels for the built-in Bosch oven and microwave.

Decorative patterned containers on the countertop.

Yellow and white coffee machine on the countertop.

Black wine cooler cabinet with glass doors and wooden shelves.



Not
we have it
but who
have in our
rise that
matters
x

White

NAMASTAY
in bed

20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1



Two bedroom apartment

2

Bedrooms

2

Bathrooms

674

SQ FT



ABOUT

An upgraded two bedroom and two bathroom apartment 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

675 SQUARE FEET

LEASEHOLD

UPGRADED KITCHEN WITH INTEGRATED APPLIANCES

EPC: B

EWS1 RATING: B1

COUNCIL TAX BAND: C



ABOUT.. continued

- We are advised that the current service charge £2647 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

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.

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



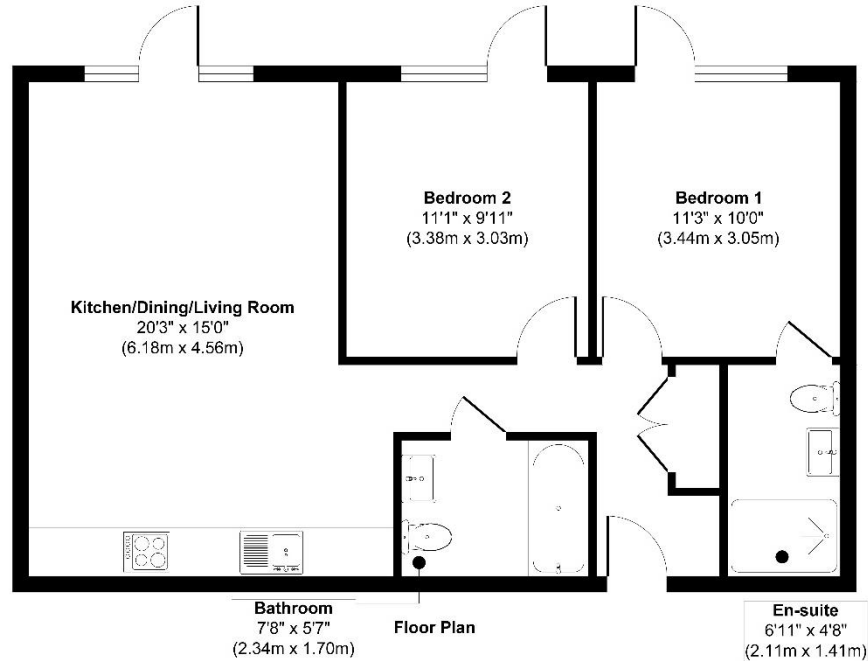






Floorplan

G14 Saxton, The Avenue, Leeds LS9 8FR



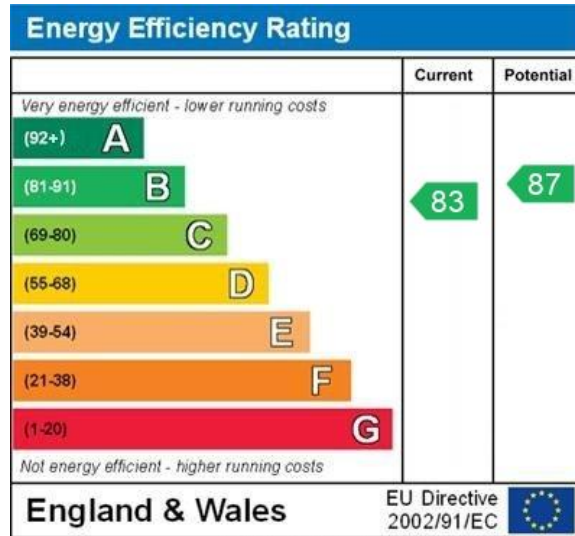
Approx. Gross Internal Floor Area 675 sq. ft / 62.72 sq. m

Dimensions are approximate, not to scale.

© Property



EPC



WWW.EPC4U.COM



Lease information

150 from
2009

Lease length

£2647
P.A

Service charge

£335
P.A

Ground rent



For more information or to arrange a viewing contact
Ian Darley, Zenko Properties



Zenko Properties, 2 The
Chandlers, Leeds, LS2 7EZ



0113 247 0777



ian@zenkoproperties.co.uk



www.zenkoproperties.co.uk



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