



Saxton,  
Leeds

ZENKO  
CITY LIVING

# FOR SALE

£149,950

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A TOP FLOOR APARTMENT WITH BALCONY AND ALLOCATED SECURE CAR  
PARKING

























1

Bedrooms

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1

Bathrooms

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520

SQ FT

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# ABOUT

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A top-floor one bedroom apartment in a very well-established gated 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), Northern Ballet (11 mins), The West Yorkshire Playhouse (13 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)

CORNER ASPECT

ALLOTMENTS

ALLOCATED SECURE PARKING SPACE

ONSITE GYM, CARETAKER AND SECURE CYCLE STORAGE

TOP FLOOR

EPC: TBC

BALCONY

COUNCIL TAX BAND: B

COMMUNAL GARDENS WITH BBQ TERRACE

LEASEHOLD





# 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 £2400 P.A
- We are advised that the current ground is £205 P.A - (reviewed every 10 years at R.P.I, next view January 2030)
- Lease length 150 years from 2009

Heating: Electric wall mounted heaters, Metred consumption

Water and sewerage Mains connected

Broadband: High speed fibre to development

Mobile signal: No issues to report

Construction type: Conversion

Flood Risk: None

Local Planning Permissions: Flax Place



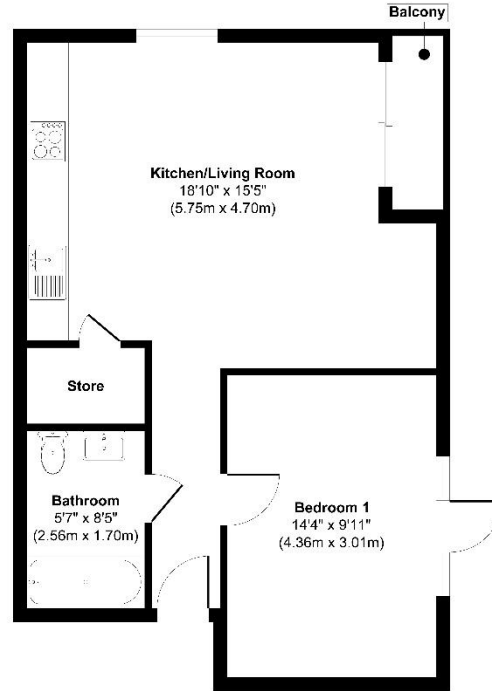






# Floorplan

G32 Saxton, The Avenue, Leeds LS9 8HW



Floor Plan

Approx. Gross Internal Floor Area 527 sq. ft / 48.99 sq. m

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





EPC



For more information or to arrange a viewing contact  
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