



Saxton  
Leeds, LS9

**ZENKO**  
Properties

# FOR SALE

£169,950

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A LARGER THAN AVERAGE ONE BEDROOM APARTMENT WITH TWO BATHROOMS,  
FULL LENGTH BALCONY AND ALLOCATED CAR PARKING SPACE























## One bedroom apartment

1

Bedrooms

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2

Bathrooms

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607

SQ FT

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# ABOUT

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A spacious one bedroom and two-bathroom apartment with full-length balcony 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), 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)

SPACIOUS ONE BEDROOM APARTMENT

ONSITE CONCIERGE AND COMMUNAL GARDENS WITH BBQ AREA

TWO BATHROOMS

APPROX 607 SQUARE FEET

ALLOCATED SECURE CAR PARKING

LEASEHOLD

FLOOR TO CEILING WINDOWS

EPC: B

FULL LENGTH BALCONY WITH ACCESS FROM THE LIVING AREA AND BEDROOM

COUNCIL TAX BAND: B





# ABOUT.. continued

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- We are advised that the current service charge £1976.48 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

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.

## Additional material information

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









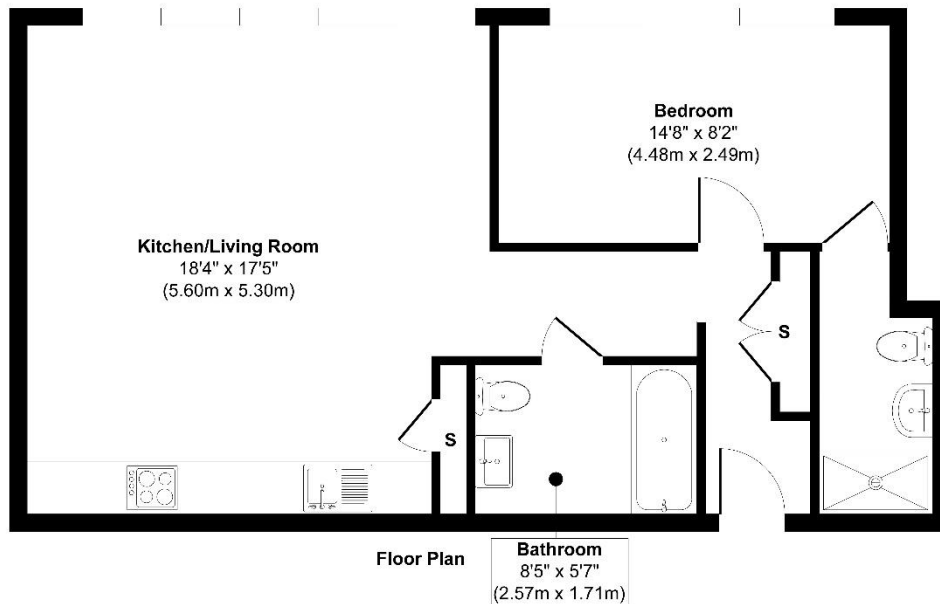






# Floorplan

C16 Saxton, The Avenue Leeds, LS9 8FR



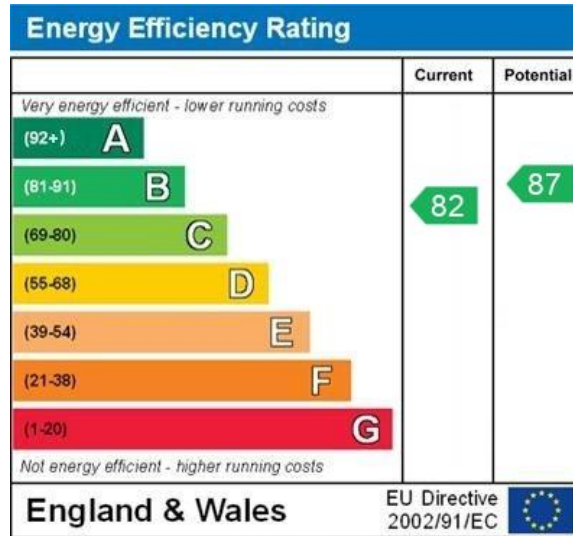
Approx. Gross Internal Floor Area 607 sq. ft / 56.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



# EPC



WWW.EPC4U.COM





## Lease information

125 from  
2004

Lease length

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£1976.48  
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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