



Saxton
Leeds, LS9

ZENKO
Properties

FOR SALE

£136,950

A ONE BEDROOM DUAL ASPECT APARTMENT WITH FLOOR TO CEILING
WINDOWS















One bedroom apartment

1

Bedrooms

1

Bathrooms

519

SQ FT



ABOUT

A well-presented one-bedroom 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.

ONE BEDROOM APARTMENT

UPGRADED HEATERS, HOT WATER CYLINDER, AND HEATED TOWEL RAIL

DUAL ASPECT

COUNCIL TAX BAND: B

519 SQUARE FEET

LEASEHOLD

ONSITE CONCIERGE, GYM AND COMMUNAL GARDENS WITH BBQ AREA

EPC: C

FLOOR TO CEILING WINDOWS

COUNCIL TAX BAND: B



ABOUT.. continued

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 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



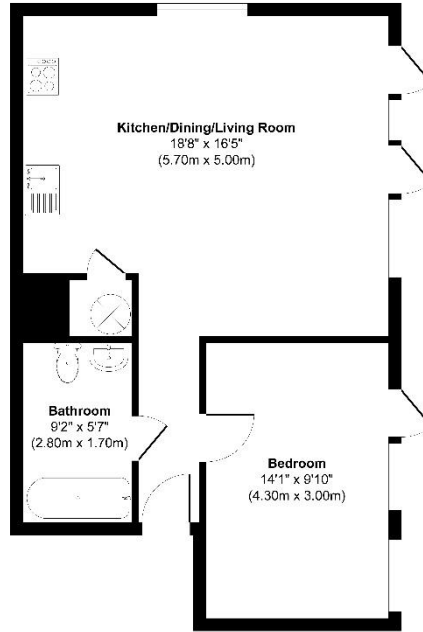






Floorplan

G24 Saxton, The Avenue Leeds LS9 8FR

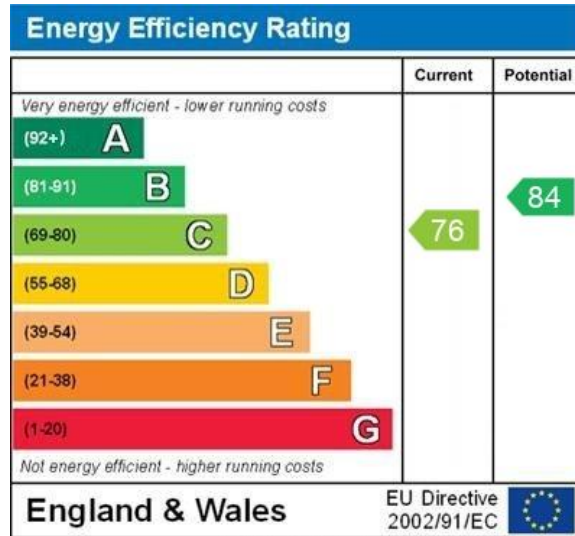


Floor Plan

Approx. Gross Internal Floor Area 519 sq. ft / 48.20 sq. m
(Measurements are approximate and not to scale. Excludes any external areas.)



EPC



WWW.EPC4U.COM



Lease information

150 from
2009

Lease length

£2400
P.A

Service charge

£205
P.A

Ground rent



For more information or to arrange a viewing contact
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