



Saxton
LS9

ZENKO
CITY LIVING

FOR SALE

£129,950

A VERY WELL-PRESENTED APARTMENT WITH TERRACE AND
ALLOCATED CAR PARKING





















1

Bedrooms

1

Bathrooms

550

Sq. Ft.



ABOUT

spacious one bedroom apartment with full-width glazing 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)

GATED DEVELOPMENT

RESIDENTS ALLOTMENTS AND LARGE
COMMUNAL GARDENS WITH BBQ TERRACE

SECURE ALLOCATED CAR PARKING SPACE

ONSITE CARETAKER

FULL-WIDTH TERRACE WITH ACCESS FROM BOTH
THE LIVING AREA AND BEDROOM

ONSITE GYM

VIEWS OVER THE GARDENS

COUNCIL TAX BAND: B

FLOOR TO CEILING WINDOWS

EPC: C



ABOUT.....

LEASEHOLD INFORMATION

- We are advised that the current service charge £2480 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

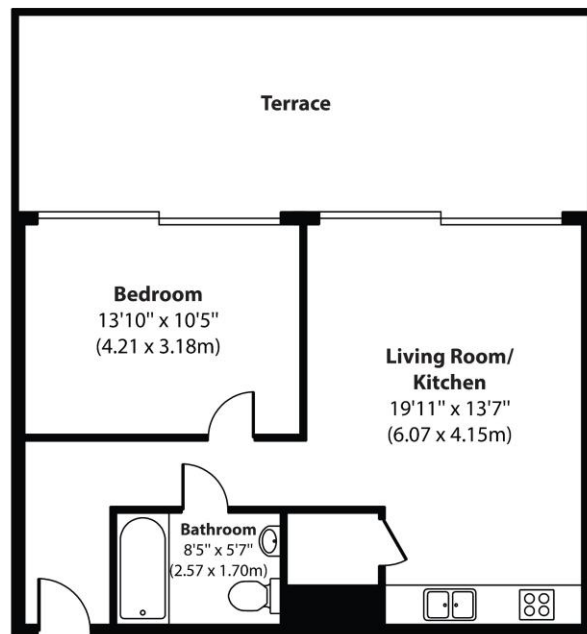
Flood Risk: None

Local Planning Permissions: Flax Place





Floorplan



Floor Plan

Approx. Gross Internal Area 548 sq ft / 50.89 sq m

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



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harprsurveyors.co.uk

Lease information

150 from
2009

Lease length

£TBC P.A

Service charge

£155
P.A

Ground rent



For more information or to arrange a viewing contact
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