



Saxton,  
LS9

ZENKO  
CITY LIVING

FOR SALE

**£172,500**

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A WELL-MAINTAINED TWO BEDROOM AND TWO BATHROOM  
APARTMENT WITH ALLOCATED CAR PARKING.













2

Bedrooms

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2

Bathrooms

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685

Sq. Ft.

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# ABOUT

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A 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

FULLY REDECORATED

ALLOCATED CAR PARKING SPACE

LEASEHOLD

ONSITE GYM

EPC: B

COMMUNAL GARDENS

COUNCIL TAX BAND: C

ONSITE CARETAKER



# ABOUT.. continued

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## Leasehold information

- We are advised that the current service charge approx. £2950 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.

## 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



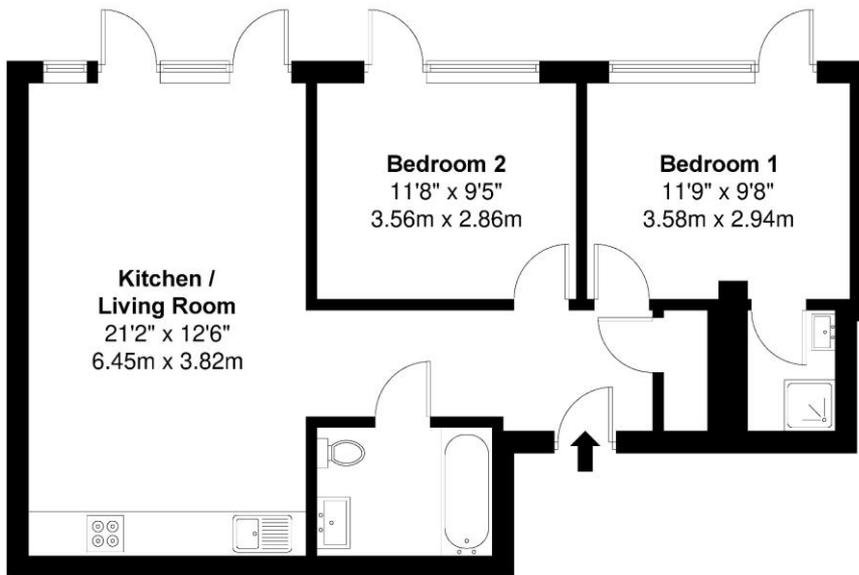








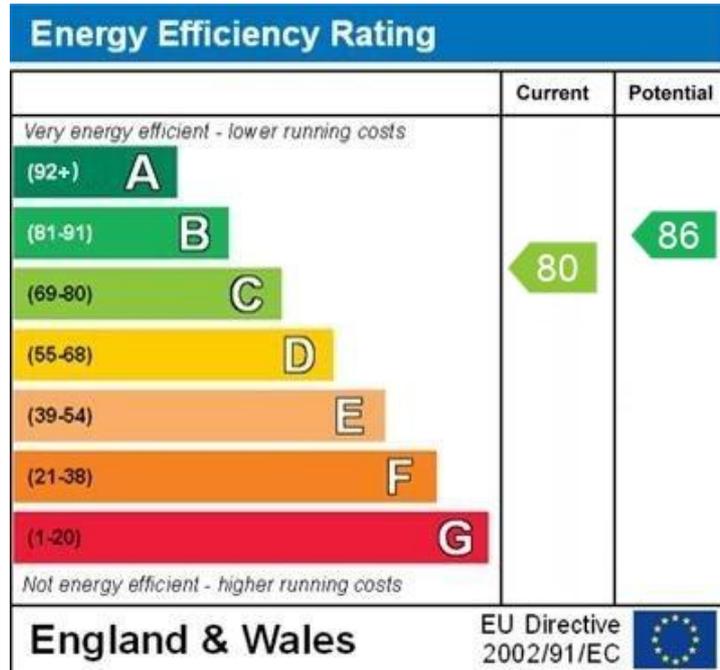




**Approx. Gross Internal Floor Area = 63.8 sq m / 686 sq ft**  
Illustration for identification purposes only, measurements are approximate, not to scale.



# EPC



WWW.EPC4U.COM



## Lease information

150 from  
2009

Lease length

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£2950  
P.A

Service charge

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£335  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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