



Saxton
Leeds, LS9

ZENKO
Properties

One bedroom apartment with allocated parking

FOR SALE

£144,950

A WELL-PRESENTED ONE BEDROOM APARTMENT WITH JULIETTE BALCONY WITH
VIEWS OVER THE GARDENS

LOCATED CLOSE TO THE CITY CENTRE AND WITHIN A GATED DEVELOPMENT
AND SECURE PARKING















One-bedroom apartment

1

Bedrooms

1

Bathrooms

487

SQ FT



ABOUT

A well-presented one-bedroom apartment with city views in a very well-established development. Many of the city's amenities are within easy walking distance including the General Infirmary (33 mins), St James Hospital (21 mins) the Law Courts (28 mins), the Railway Station (23 mins), the Business District (34 mins) and the main shopping areas of Trinity (18 mins) and Victoria Gate (16 mins) are also 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.

ONE BEDROOM
ALLOCATED PARKING SPACE OUTSIDE THE FRONT DOOR
JULIETTE BALCONY
GREAT VIEWS
COMMUNAL GARDEN WITH BBQ TERRACE

CARETAKER, GYM AND ALLOTMENTS
EWS1 RATING B1
COUNCIL TAX BAND: B
EPC: C
LEASEHOLD

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.

This high quality home is sure to impress



ABOUT.. continued

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



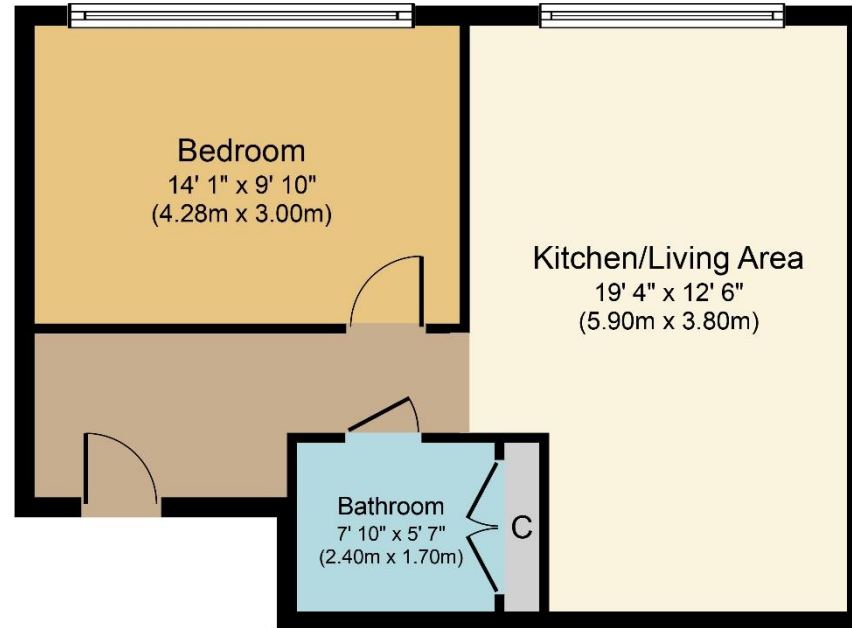


Bathroom





Floorplan



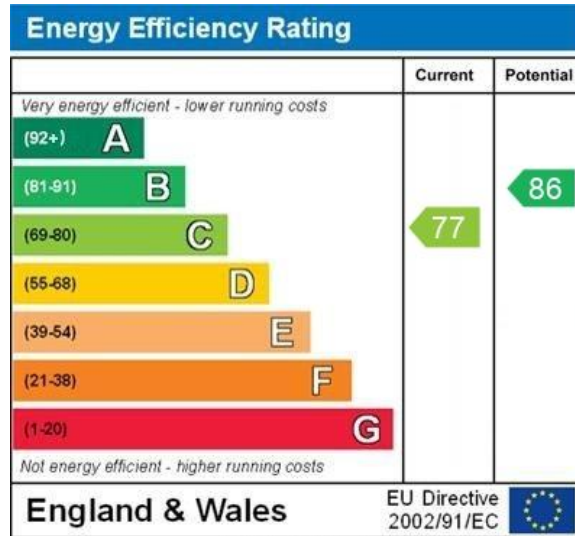
Approximate Floor Area
487 sq. ft.
(45.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



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Lease information

135 yrs
remain

Lease length

£2480
P.A

Service charge

£205 P.A

Ground rent



For more information or to arrange a viewing contact
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