



D BLOCK, SAXTON,
THE AVENUE, LEEDS,
LS9 8FN

£135,000

1 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

Forming part of the popular Saxton development, is this well presented, 9th floor, 1 bedroom apartment, which offers well planned accommodation covering more than 550sqft.

Offered chain free, the open plan living area occupies an east facing position and benefits from extensive floor to ceiling windows, which flood the room with light.

The fitted kitchen has black matt finished cupboard doors and comes complete with integrated appliances and matt black worktops.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge - £1,100pa / Lease Term - 150 years remaining

Available immediately - 51% SHARED OWNERSHIP OPTION, for First Time Buyers only.

THE DEVELOPMENT:-

Saxton is a quality residential development, built by the renowned developer Urban Splash. The development is very spacious, and set over various levels - where residents have access to a large and well equipped gym, and stunning communal gardens, complete with BBQ area, and allotments, to explore.

This property is well positioned for easy access into and out of the city centre, as well as the other popular residential areas of Leeds Dock and the Calls.

LOUNGE / DINING ROOM:-

The open plan lounge / diner is very spacious and occupies a lofty, 9th floor east facing position. The room is dominated by a huge floor to ceiling window, which has 2 Juliet balconies offering far reaching views over the city, and development gardens below. The living space has a recessed kitchen and easily allows for a large corner sofa, dining table for 4 and work station if so desired.

KITCHEN:-

The kitchen has a row of matt black finished cupboards, which encompass built-in appliances, including an electric oven, halogen hob with extractor over and fridge with freezer box. The wall mounted cupboards are maple in colour and the whole look is finished off with complementary black work tops with wood trim.

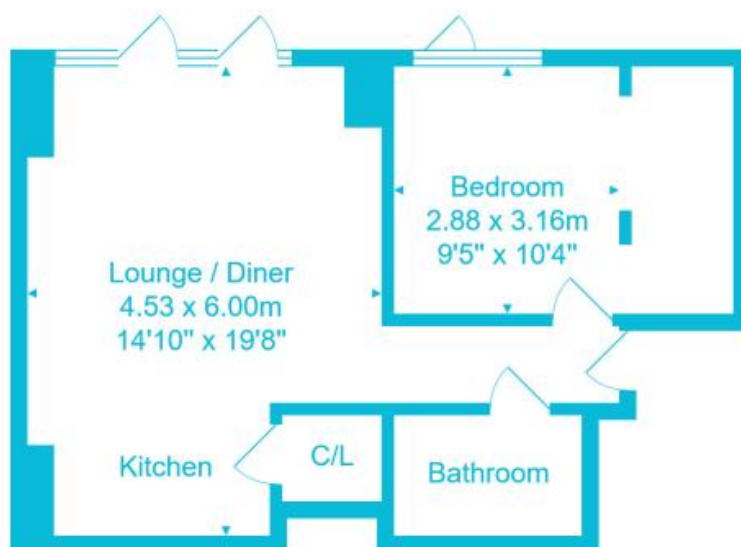
BEDROOM:-

The bedroom is a great size and is flooded with light from its extensive floor to ceiling windows - which again offer views over the city and gardens below. The room easily allows for a king-size bed, side tables are extensive wardrobes.

BATHROOM:-

The house bathroom has a 3-piece suite, with a wall mounted toilet, shower over bath, large wall mirror and white towel rail.





Total Area: 48.5 m² ... 522 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

AGENTS NOTES:

Referral fees:

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Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.