



SAXTON, THE
AVENUE, LEEDS,
WEST YORKSHIRE,
LS9 8FD
Fixed Price £72,500
1 Bedroom Flat
EPC Rating: B

LINLEY &
SIMPSON

You pay 52%. SHARED OWNERSHIP OPTION, for First Time Buyers only - the full value being £140,000.

Forming part of the popular Saxton development, is this beautifully presented, 3rd floor, 1 bedroom, contemporary apartment.

Being one of the larger apartment layouts in Saxton - 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 matt black finished cupboard doors and comes complete with integrated appliances and under cupboard feature lighting.

Off the entrance hall, is a great size bedroom and bathroom.

One allocated parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £78pa / Service Charge - £1,293.20pa / Parking Service Charge - £115.12pa / Shared ownership - £150.18 pcm, subject to increase, please ask for details. / Lease Term - 150 years (less 10 days), from the 19th October 2009.

EWS1 compliant, however please ask for further details.

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, the Calls and Brewery Wharf.

LOUNGE / DINING ROOM:-

The open plan living space is a great size and occupies a third floor position. The room is dominated by extensive floor to ceiling windows, complete with 2 Juliet style balconies - all of which flood the room with light and offer views over the communal gardens below. The room easily allows for a large corner sofa, dining for 6 and a study area.

KITCHEN:-

The kitchen has a row of matt black base units, with built-in appliances, including an electric oven, halogen hob, with extractor over and fridge. The wall mounted cupboards are maple in colour and the whole look is finished off with complementary work tops and feature back lighting. The washing machine is located in the cylinder cupboard.

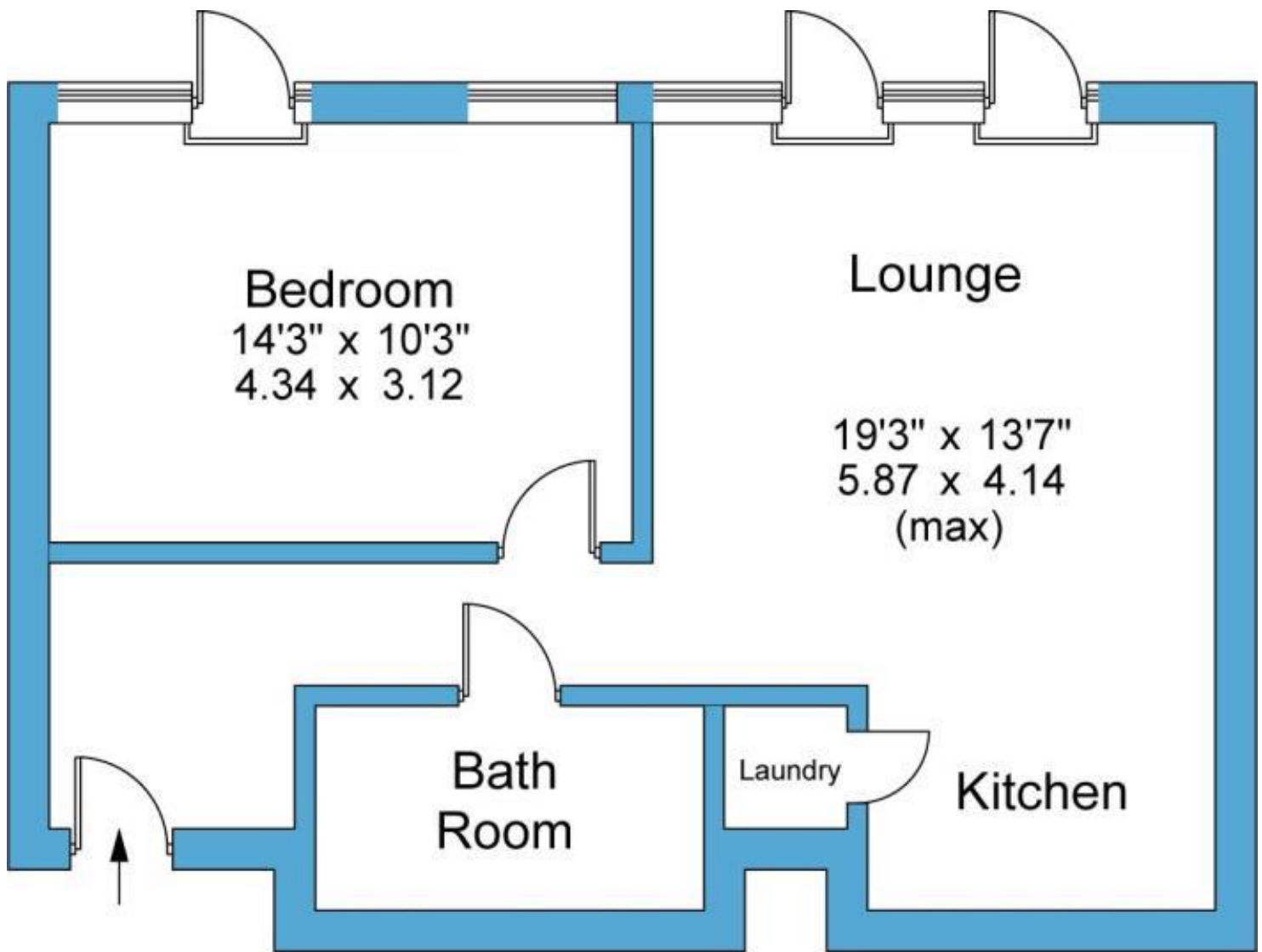
BEDROOM:-

The bedroom is a fantastic size, light and bright - thanks to two oversized floor to ceiling windows, complete with Juliet balconies - which offers those fantastic garden views. The room easily allows for a king-size bed, side tables and drawers, with the built-in wardrobes providing both hanging space and additional storage - with the bathroom being conveniently located across the hall.

BATHROOM:-

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





For illustrative purposes only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.