



SAXTON, THE
AVENUE, LEEDS, LS9
8FJ
£81,000
1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

You only pay 60%. SHARED OWNERSHIP OPTION, for First Time Buyers only - with an option to purchase the property at full equity, this being £135,000.

Forming part of the popular Saxton development, is this beautifully presented, 9th floor, 1 bedroom penthouse apartment - which offers well planned accommodation covering 500sqft.

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 black worktops.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge - £958.88pa / Shared ownership - £114.58pcm / Lease Term - 150 years remaining

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, Brewery Wharf 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 floor to ceiling windows, which have 2 Juliet style balconies - offering far reaching views over the development grounds below. The living space has a recessed kitchen and easily allows for a couple of sofas, dining for 4 and work station, if so desired.

KITCHEN:-

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

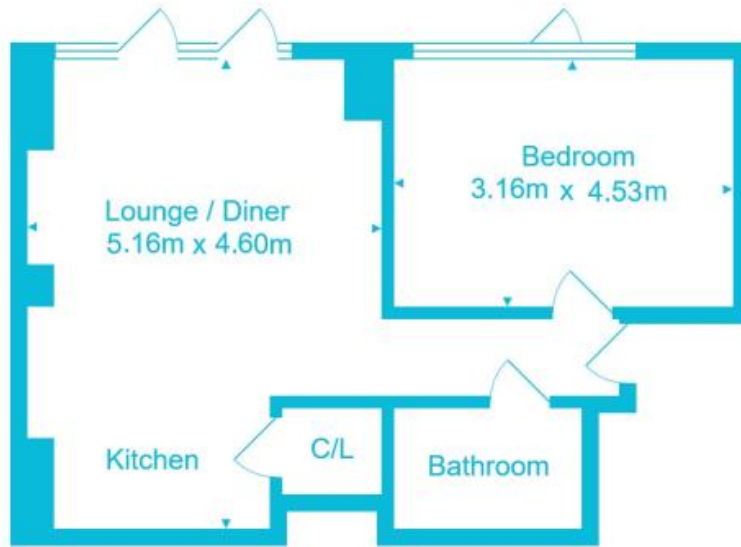
BEDROOM:-

The bedroom is a fantastic size and flooded with light from its extensive floor to ceiling windows - which has a Juliet style balcony and views over the city and gardens below. The room easily allows for a king-size bed, side tables and extensive wardrobes if so desired.

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 | |
| 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 | 69 | 69 | (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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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