



SAXTON, THE  
AVENUE, LEEDS, LS9  
8FD

Fixed Price £43,750

2 Bedroom Flat

EPC Rating: C

LINLEY &  
SIMPSON

You only pay 25%. SHARED OWNERSHIP OPTION, for First Time Buyers only.

Forming part of the popular Saxton development, is this beautifully presented, 9<sup>th</sup> floor, 2 bedroom, contemporary apartment.

Being one of the larger apartment layouts in Saxton - the open plan living area occupies a west 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 large storage/cylinder/laundry cupboard, the house bathroom and two double bedrooms.

Parking is available to rent onsite and costs £60pcm.

The Vendor informs us that the following charges apply:-

Ground Rent - £91.50pa / Service Charge - £1,315.92.60pa / Shared ownership - £237.19pcm / Lease Term - 150 years.

### **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 lofty 9<sup>th</sup> 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 spectacular views over the city beyond. The room easily allows for a large corner sofa, dining for 6 and a study area.

### **KITCHEN:-**

The kitchen has a row of black gloss finished cupboards with built-in appliances, including an electric oven, halogen hob, with extractor over, fridge, freezer and dishwasher. The wall mounted cupboards are maple in colour and the whole look is finished off with complementary work tops and feature back lighting.

### **BEDROOM 1:-**

The main bedroom is a good size, light and bright - thanks to its oversized floor to ceiling window - which offers those fantastic city views.

### **BEDROOM 2:-**

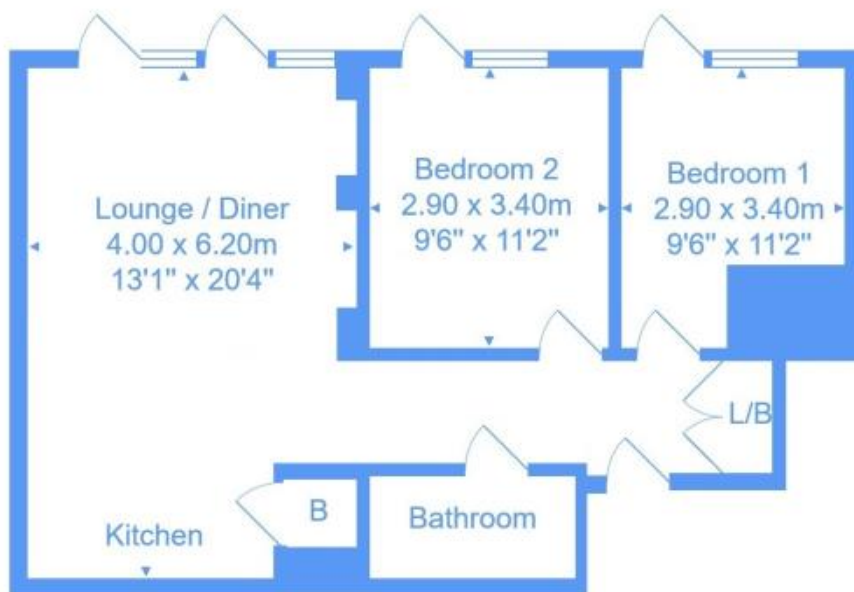
The second bedroom is again a good size, with floor to ceiling windows that feature a Juliet style balcony. The room allows for a double bed, side tables and wardrobes - making it ideal for owner-occupiers and sharers alike.

### **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: 62.1 m<sup>2</sup> ... 668 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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 <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.		

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