



SAXTON, THE
AVENUE, LEEDS, LS9
8FP

Fixed Price £91,728

2 Bedroom Flat

EPC Rating: D

LINLEY &
SIMPSON

You only pay 52%. SHARED OWNERSHIP OPTION, for First Time Buyers only - with an option to purchase the property at full equity, this being £176,400.

Forming part of the popular Saxton development, is this beautifully presented, 10th floor, 2 bedroom, 2 bathroom, penthouse 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 complementary black worktops, with wood detailing.

Off the spacious entrance hall, is a large storage/cylinder/laundry cupboard, the house bathroom and two double bedrooms - the master having an en-suite shower room, with low level w/c.

Parking is available to rent, at £60pcm.

The Vendor informs us that the following charges apply:-

Ground Rent - £250pa / Service Charge - £1,434.60pa / Shared ownership - £155.10pcm (subject to change) / 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 10th 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, if so desired.

KITCHEN:-

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

BEDROOM 1:-

The main bedroom is a good size, light and bright - thanks to its oversized floor to ceiling window, complete with Juliet balcony - which offers those fantastic city views. This room also has the added benefit of beautifully presented en-suite shower room.

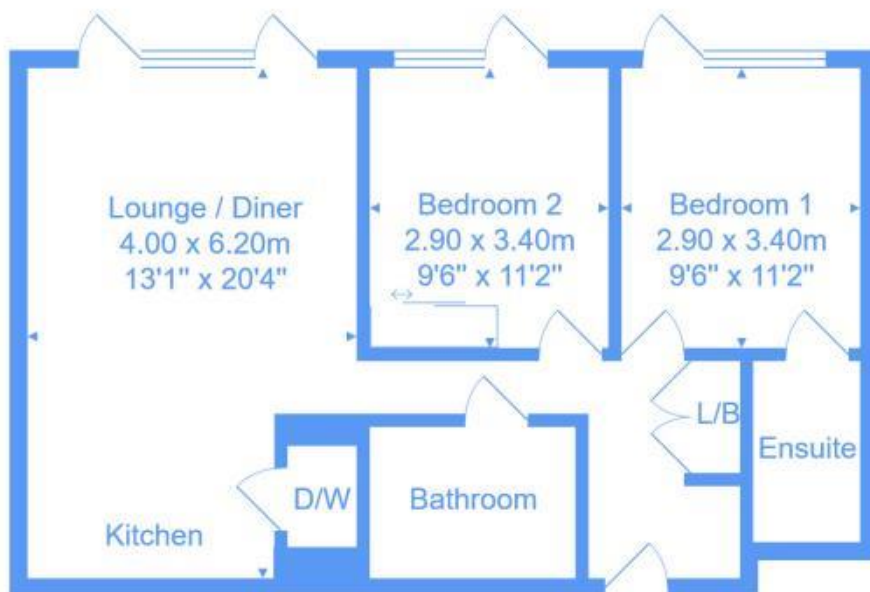
BEDROOM 2:-

The second bedroom is again a good size, with floor to ceiling windows that also feature a Juliet style balcony. The room allows for a double bed, side tables and study desk - with the built-in wardrobes providing both hanging space and additional storage.

BATHROOM & EN-SUITE:-

Both the house bathroom and en-suite, comprise wall mounted low level toilets, square sinks, mixer showers, chrome fixtures and fittings, large wall mounted mirrors and heated towel rails.





Total Area: 62.1 m² ... 668 ft²

All measurements are approximate and for display purposes only.

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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.		

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