



**The Avenue, Leeds LS9 8FT**



**welcome to**

**The Avenue, Leeds**

\*\*\*GUIDE PRICE £120,000 - £130,000\*\*\*

An attractive and well-presented one bed apartment situated in an ideal city centre location. The property offers communal gardens and free onsite 24 hour communal gym access.



## **Saxton, The Avenue**

A one bedroom apartment situated in the popular Saxton development, which is a real Urban Oasis, having everything that Leeds has to offer right, on your doorstep yet being surrounded by the lush green commercial gardens that Saxton has to offer. This contemporary apartment has floor to ceiling windows which creates a bright and airy living space which comprises; entrance hall, open plan living area and kitchen, bedroom and bathroom. A rented parking space is available. The Saxton development provides a state of the art communal gym which is free for all residents, beautiful communal gardens with BBQ area as well having communal allotments.

### **Entrance Hall**

The apartment door opens in to the entrance hall.

### **Open Plan Lounge / Kitchen**

15' 3" x 13' 8" ( 4.65m x 4.17m )

#### **Lounge Area**

Double glazed doors flood the area with natural light and open out to the balcony.

#### **Kitchen Area**

A contemporary style kitchen with a range of wall and base units with complimentary work surfaces over which incorporates a sink and drainer with mixer tap. Split level cooking comprises; electric oven with electric hob and cooker hood above. Integrated under counter fridge freezer and plumbing for washing machine.

#### **Bedroom**

13' 8" x 9' 4" ( 4.17m x 2.84m )

A double bedroom with floor to ceiling windows creating a bright and airy feel.

#### **Bathroom**

A modern three piece white suite comprising; panelled bath with mixer tap and shower attachment, wash hand basin and low flush wc. White ladder style radiator, storage behind mirror and part tiling to walls.

## **The Saxton Development**

Saxton is a development by Urban Splash, one of the pioneers of urban regeneration, and is located on the east of the city within a 10-minute walk of The Calls. The development is set in 6 acres of landscaped grounds which include a sun garden and terrace, a BBQ area, 97 allotments, full-scale recycling, a caretaker and one of the largest resident's gym in the city centre.



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## The Avenue, Leeds

- Guide Price - £120,000 - £130,000
- City Centre Living With An Urban Feel
- One Double Bedroom
- Balcony
- Communal Gardens With BBQ Area & Residents Allotments

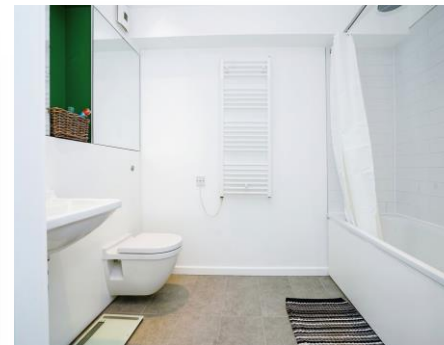
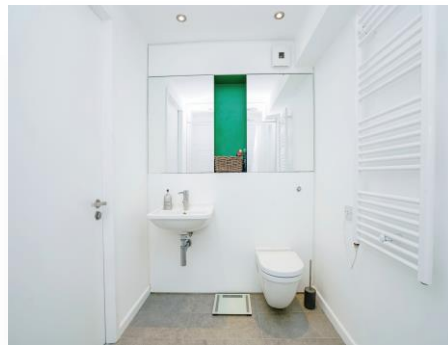
Tenure: Leasehold EPC Rating: C

guide price

**£120,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HEA108132 - 0006

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