



Saxton The Avenue, Leeds LS9 8FN

welcome to

Saxton The Avenue, Leeds

An attractive and well presented one bed apartment occupying this ideal city centre location. The property offers secure allocated parking, communal gardens and free onsite 24 hour communal gym access



Saxton, The Avenue

A well presented one bedroom apartment situated within the popular Saxton Development, which is a real Urban Oasis, having everything 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. The development of Saxton provides a state of the art 24 hour 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

13' 5" x 19' 7" (4.09m x 5.97m)

Lounge Area

Floor to ceiling windows flood the living area with natural light. The lounge area has laminate flooring.

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 unit with mixer tap. Split level cooking comprises; electric oven with electric hob and cooker hood above. Space for fridge freezer and plumbing for washing machine.

Bedroom

10' 4" x 13' 8" (3.15m x 4.17m)

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, extractor fan 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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Saxton The Avenue, Leeds

- Guide Price £130,000 - £140,000
- One Bedroom Apartment
- Popular & Sought After Development
- Communal Gardens, BBQ Area & Allotments
- Free Onsite 24 hour Gym

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HEA108325 - 0004

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