



### **Saxton, Leeds, LS9 8FR, £1,025 PCM**

Exceptionally well presented one bedroom apartment in Saxton Gardens with ONE PARKING SPACE INCLUDED. This property boasts plenty of natural light with its floor to ceiling windows throughout the property. Briefly comprises of open plan living room/kitchen with east facing balcony, integrated kitchen with fridge/freezer, storage cupboard housing water tank and washer/dryer. Carpeted double bedroom with excellent views over the communal gardens. House bathroom with three piece suite in white with bathtub and overhead shower. Deposit: £1180. EPC Rating C. Council tax Band B.

**1****1****B**

## Saxton, Leeds, LS9 8FR



- One Bedroom
- Furnished
  - Balcony
  - Washer/dryer
- One Parking Space Included
  - 9th floor

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

