

local
properties

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E23 Saxton The Avenue Leeds, LS9 8FP

£185,000
Leasehold

**** STUNNING 8th FLOOR APARTMENT - TWO DOUBLE BEDROOMS - OPEN PLAN LIVING - VIEWS OVER CITY - NO CHAIN **** A well presented two bedroom apartment with city views in a very well established development. The property has floor to ceiling double glazed windows and electric heating and briefly comprises: open plan living area with access to covered private balcony and modern fitted kitchen, two double bedrooms with Juliet balconies, bathroom, entrance hall with two large storage cupboards. There are well maintained communal gardens to the rear, a residents gym and secure parking is available to rent. Within walking distance of the City Centre, the property is ideally placed for access to all amenities including Leeds Train Station (23 mins), Trinity Shopping Centre (18 mins), St James Hospital (21 mins), bars and restaurants (from 5 mins) as well as providing easy access to the motorway network. A well presented and spacious property, viewing is highly recommended.



• STUNNING 8TH FLOOR APARTMENT • TWO DOUBLE BEDROOMS WITH JULIET
BALCONIES • OPEN PLAN LIVING/KITCHEN AREA

ENTRANCE HALL

With laundry cupboard having plumbing for automatic washing machine and further spacious cupboard.

OPEN PLAN LIVING AREA

17'5" x 14'0"

Floor to ceiling windows leading to covered private balcony offering extensive views over city.

KITCHEN AREA

With base units in matt black with Maple wall cupboards. Stainless steel sink unit with Kettle boiling water tap. Electric oven, halogen hob and extractor hood. Integrated dishwasher.

BEDROOM ONE

11'5" x 9'3"

Floor to ceiling window with Juliet balcony and far reaching views.

BEDROOM TWO

11'5" x 9'3"

Floor to ceiling window with Juliet balcony and far reaching views.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over, wall mounted sink, low flush wc. Wall mounted mirrored storage cupboard. Heated towel rail.

EXTERIOR

Well maintained communal gardens to the rear of the property with barbecue area. Secure parking is available to rent at a cost of £65 per calendar month per space. Residents gym within the block. Allotment space available to rent onsite.

FINANCIAL INFORMATION

We understand from the vendor the following charges apply:

Ground rent - £140 per annum. This is reviewed every 10 years at RPI, the next review being January 2032.

Service Charge - £691.54 per quarter/£2766.16 per annum - which includes: buildings insurance, external window cleaning, cleaning of communal areas, maintenance of garden areas, maintenance of car park, CCTV, resident's gym.

SAFETY COMPLIANCE

The building is one of the first in Leeds City Centre to be



- INTEGRATED KITCHEN APPLIANCES • BATHROOM WITH SHOWER • RESIDENTS GYM & COMMUNAL GARDENS

ESW1 compliant, ensuring high standards of safety and peace of mind regarding cladding.



• PARKING SPACES AVAILABLE TO RENT • CITY CENTRE LOCATION • EPC - C • NO CHAIN

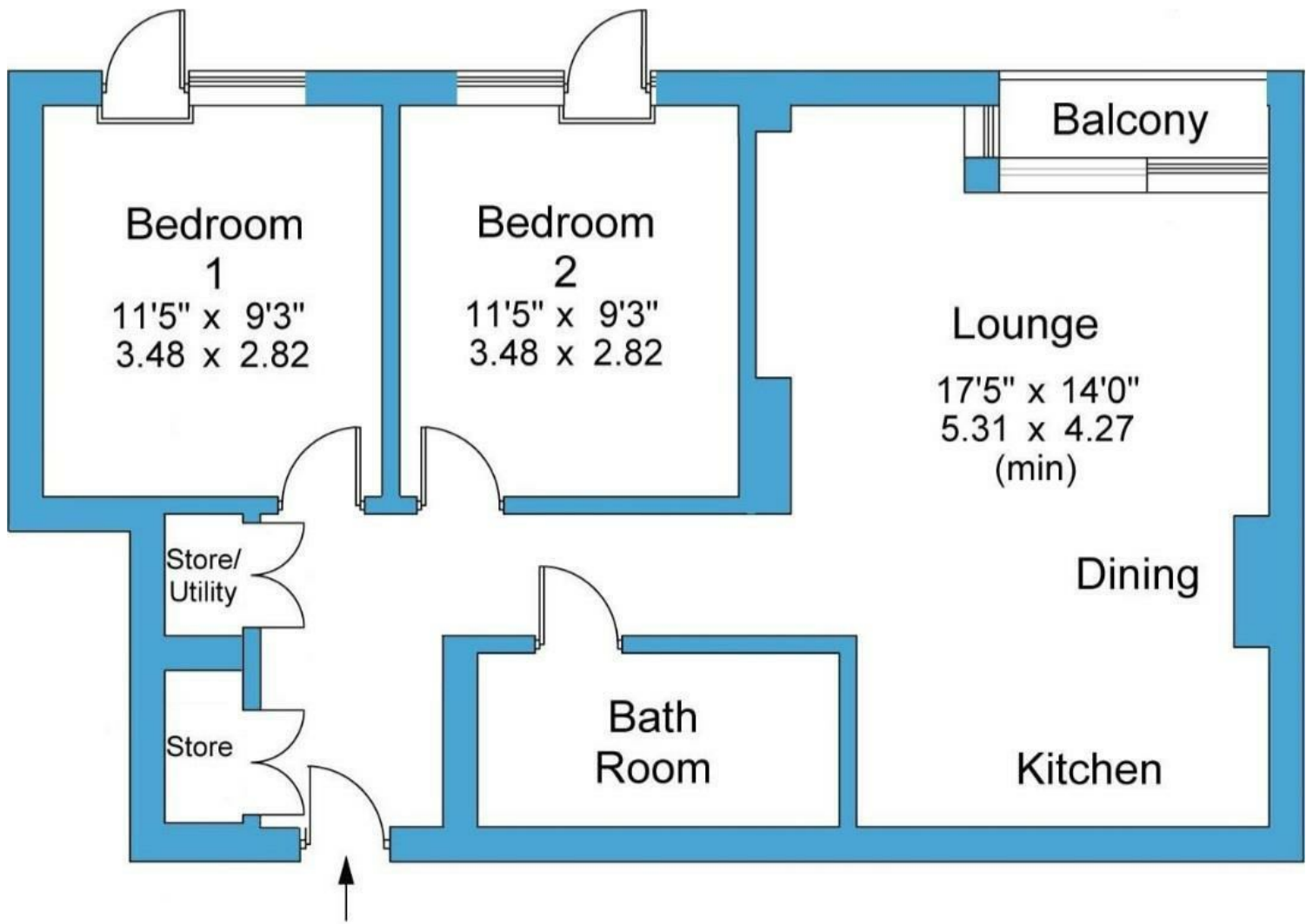




Additional Information

Local Authority - Leeds
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 667.37 sq ft
Tenure - Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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