



**Stoneacre**  
Properties



## **The Avenue, Leeds, LS9 8FN** **£975 Per Calendar Month**

**\*\*\*IMMACULATE THROUGHOUT - ONE BEDROOM, ONE BATH, FURNISHED APARTMENT WITH PARKING SPACE\*\*\* AVAILABLE IMMEDIATELY - APPLICANTS LOOKING FOR 18 MONTHS ONLY PLEASE \*\*\***

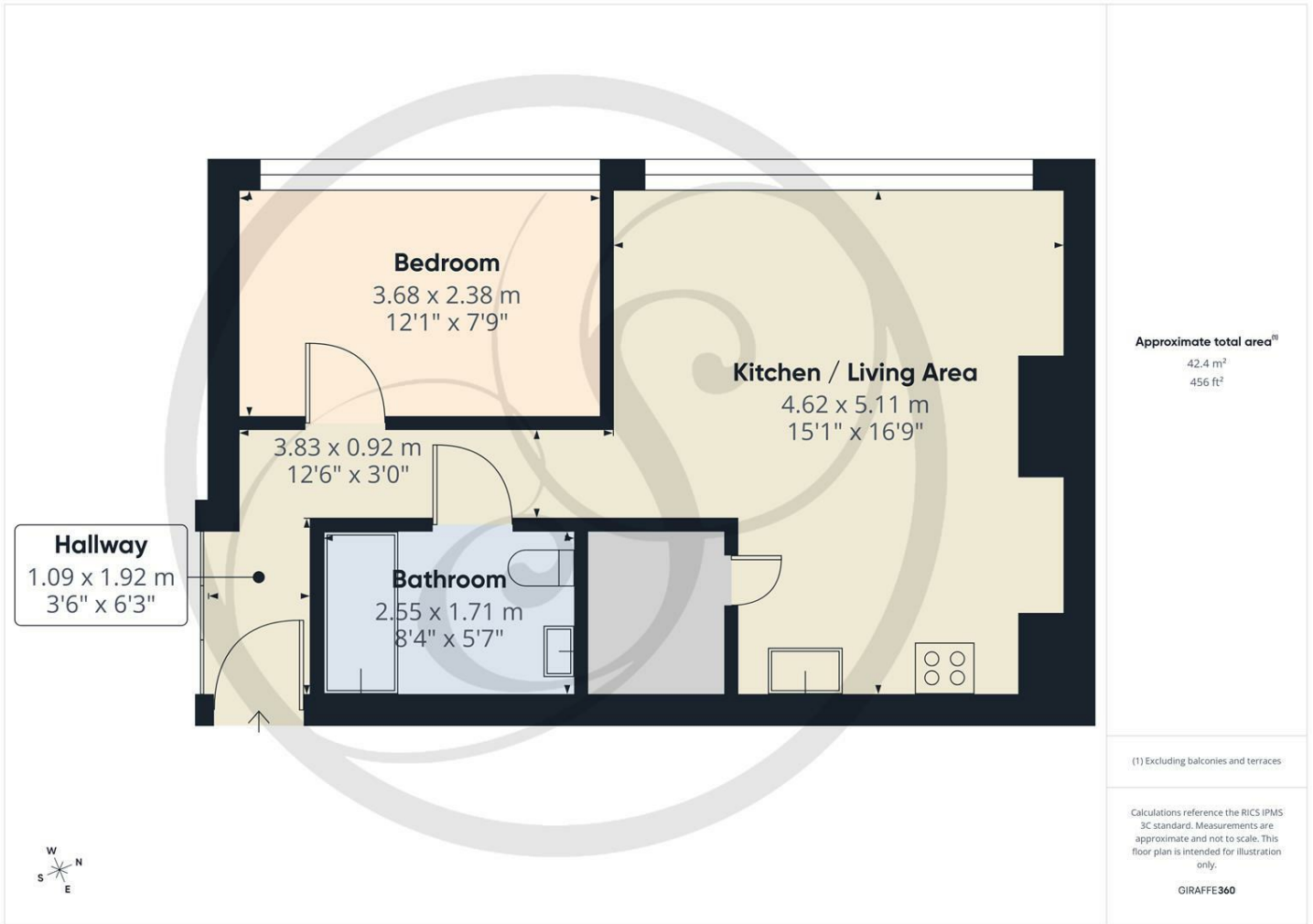
The current owner has lovingly brought life and personality to this one bedroom apartment as well as lots of additional storage, ideal to keep the space looking at its best. There is also an abundance of natural sunlight thanks to the southerly aspect and floor to ceiling windows, creating a bright, light and airy space.

Saxton is an innovative, regeneration project of an ex council development by award winning Urban Splash developers. Situated in an excellent location for walking access to all Leeds City Centre has to offer, including the train and bus station. The apartment also comes with an **ALLOCATED PARKING SPACE** within the secure gated complex. Beautiful communal grounds and residents gym, secure fob entry system to the development.

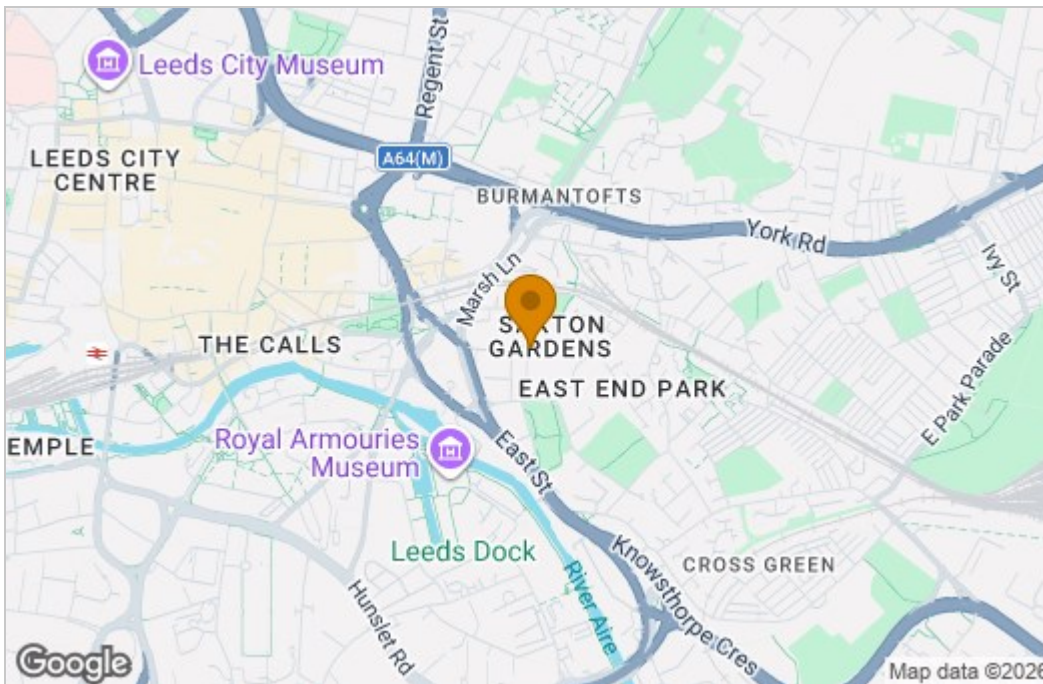
**AVAILABLE NOW!**



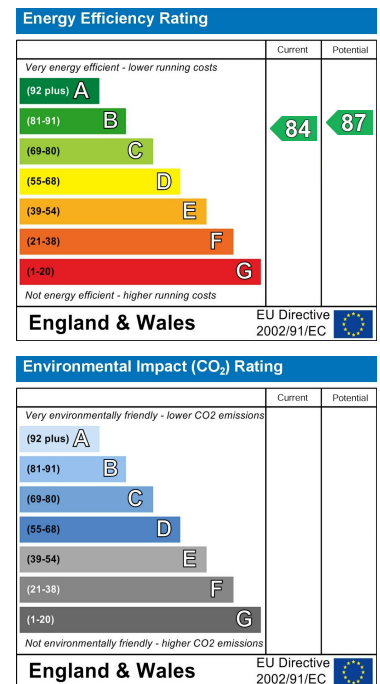
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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