

# Saxton Lane, LS9

PROPERTY ADDRESS  
B1112  
Phoenix Saxton Lane  
Leeds  
LS9 8GJ

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (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 |           |



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- Total cost of first month £2,746.15 (rent & deposit)
- Furnished
- Available start of September
- Concierge
- Gym for residents

The recently-built apartment is furnished and briefly comprises of a bright and airy open plan living, kitchen and dining area with integrated appliances, two double bedrooms, one with an ensuite, and a main bathroom. The property benefits from high spec fixtures and fittings throughout and has floor-to-ceiling windows with stunning views of the Leeds skyline.

Phoenix is close to all the amenities and transport links of the city centre. The development offers numerous facilities for residents including a concierge service, state of the art gym and communal courtyard.

Available start of September subject to acceptable referencing.

Rent: £1,275 per calendar month  
Holding deposit: £294.23  
Deposit: £1,471.15

