



SAXTON, THE
AVENUE, LEEDS,
WEST YORKSHIRE,
LS9 8FJ

Fixed Price £101,250

1 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

You only pay 75%. SHARED OWNERSHIP OPTION, for First Time Buyers only - with an option to purchase the property at full equity, this being £135,000.

Forming part of the popular Saxton development, is this well presented, 6th floor, 1 bedroom apartment.

For sale due to a job change, the open plan living area occupies an east facing position and benefits from extensive floor to ceiling windows that flood the room with light.

The fitted kitchen has matt black finished cupboard doors and comes complete with integrated appliances and complementary black worktops, with wood detailing.

Off the entrance hall is a contemporary bathroom and a spacious bedroom, complete with extensive floor to ceiling windows.

Parking is available to rent at £60pcm.

The Vendor informs us that the following charges apply:-

Ground Rent - £155pa / Service Charge - £1,202.24pa / Shared ownership - £112.50pcm (subject to change) / Lease Term - 150 years, less 11 days including the 19th October 2009.

EWS1 compliant, but a retainer will be provided by the Vendor. Please ask for details.

THE DEVELOPMENT:-

Saxton is a quality residential development, built by the renowned developer Urban Splash. The development is very spacious and set over various levels - where residents have access to a large and well equipped gym and stunning communal gardens, complete with BBQ area and allotments to explore.

This property is well positioned for easy access into and out of the city centre, as well as the other popular residential areas of Leeds Dock, The Calls and Brewery Wharf.

LOUNGE / DINING ROOM:-

The open plan living space is a great size and occupies a 5th floor position. The room is dominated by extensive floor to ceiling windows, that boast two Juliet balconies offering fantastic views over the communal gardens below and city beyond in a easterly direction - ideal for bonfire night. The room easily allows for a large corner sofa, dining for 6 and a study area if so desired.

KITCHEN:-

The kitchen has a row of matt black finished cupboards with built-in appliances, including an electric oven, halogen hob, with extractor over and fridge, with freezer box. The wall mounted cupboards are maple in colour and the whole look is finished off with complementary work tops and feature low level lighting. The brand new washing machine is located in the cylinder cupboard next to the kitchen.

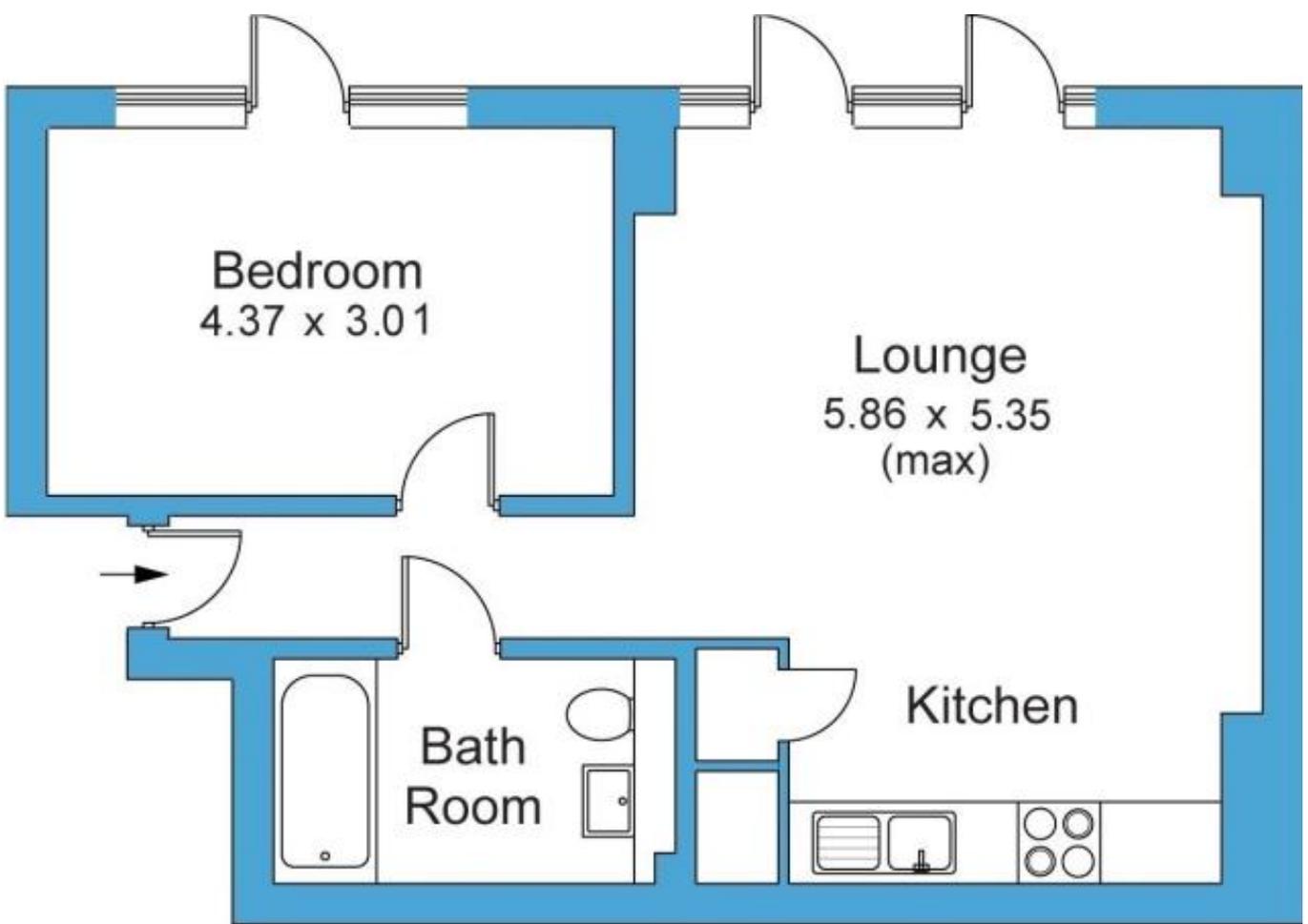
BEDROOM:-

The bedroom really is a fantastic size, light and bright - thanks to its virtual wall of floor to ceiling windows, complete with Juliet balcony - which offers those fantastic views over the communal grounds below.

BATHROOM:-

The contemporary bathroom comprises a wall mounted low level toilet, square sinks mixer shower over bath, chrome fixtures and fittings and a large wall mounted mirror.





For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.