



Stoneacre  
Properties



## Saxton

The Avenue Leeds, LS9 8FE

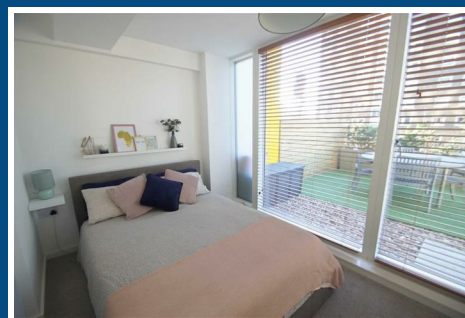
£127,500



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## Entrance

The block is entered via intercom entry system / key fob, the flat is situated to the ground floor. Entering the property you are welcomed into the entrance hallway which offers access throughout the apartment.

## Kitchen/Living/Diner

Open plan living room offers a space for a seating area as well as a dedicated dining space. The modern kitchen is complete with integrated electric oven and hob with extractor above. Cupboard houses the boiler and washing machine. Large floor to ceiling windows flood the room with natural light and boast some wonderful views and a glass door leads out to the private terrace.

## Bedroom

Double bedroom with space for wardrobes and large floor to ceiling windows.

## Bathroom

Part tiled bathroom with shower over bath, toilet and sink.

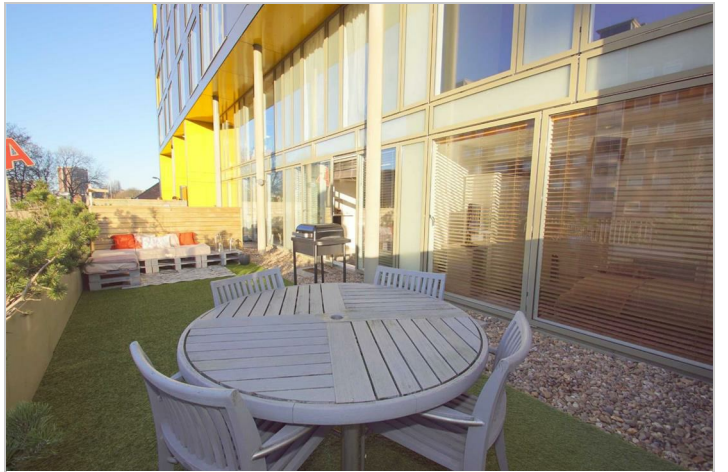
## External

Well maintained communal grounds for all residents. This property also comes with a private terrace accessed from the kitchen/living/diner. There is the potential to rent a parking space if needed the parking is secured behind electric gates.

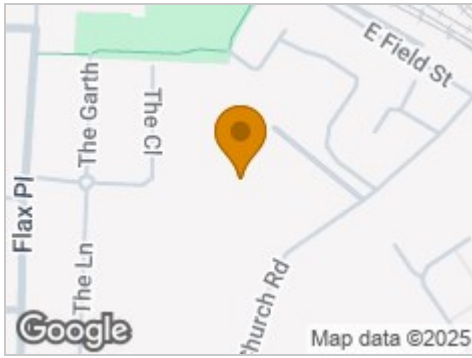
## Lease

We are advised by the vendor that the property is leasehold with 134 years remaining. The current service charge is circa £1996 per annum and ground rent is currently £205 per annum. A buyer is

advised to obtain verification from their solicitor or legal advisor.



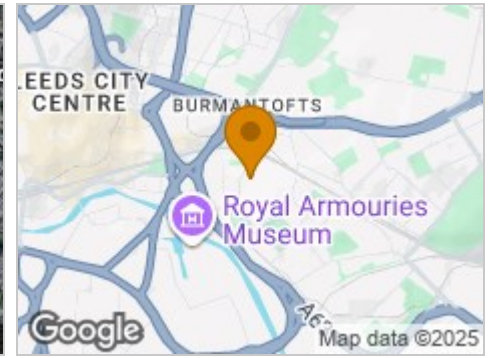
## Road Map



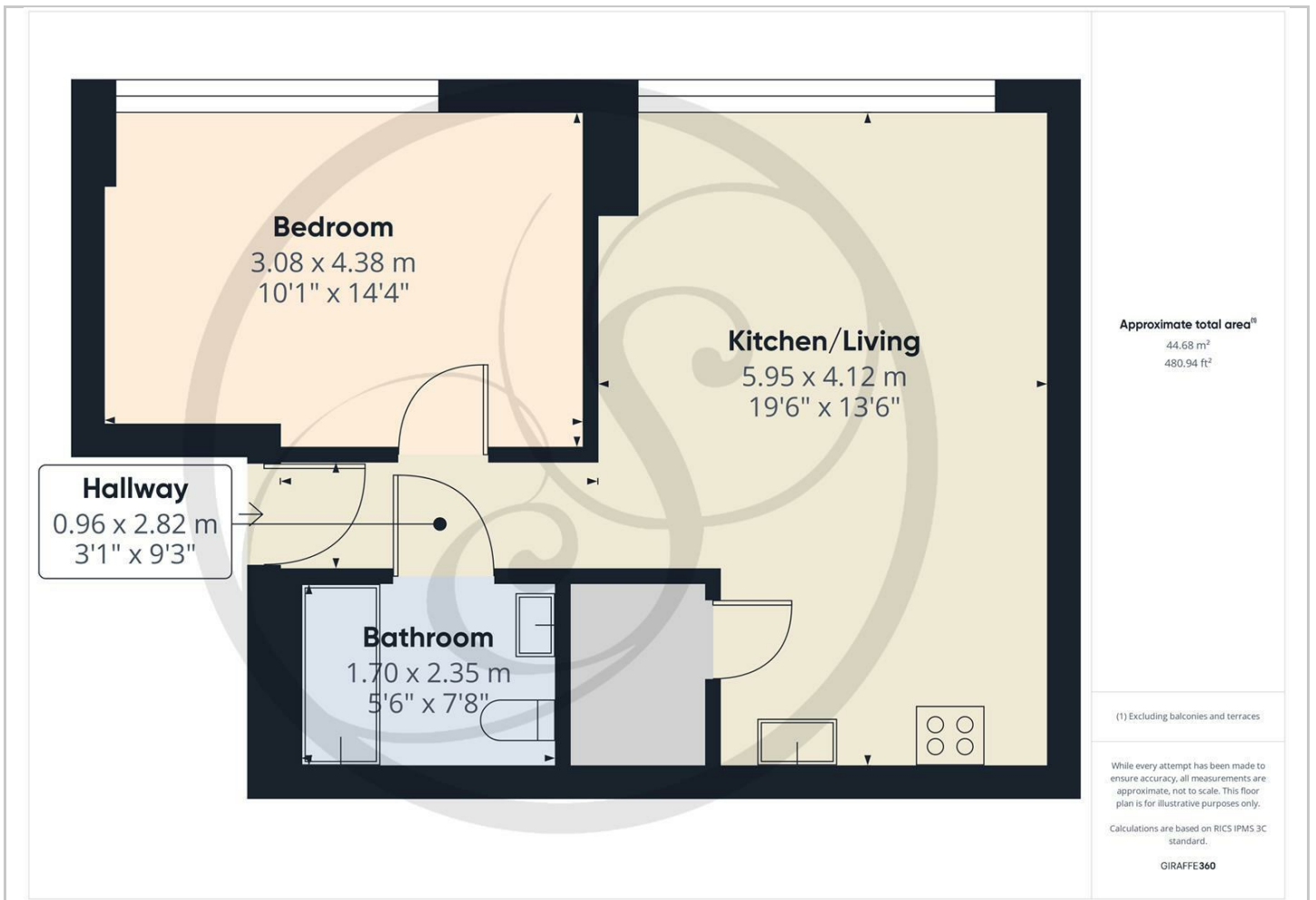
## Hybrid Map



## Terrain Map



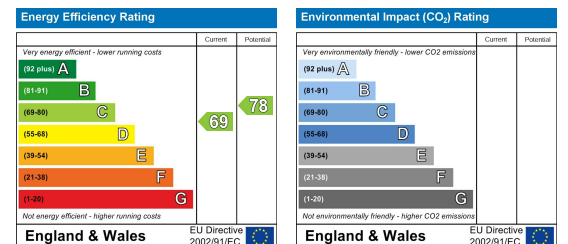
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## 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.