



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	87
EU Directive 2002/91/EC		

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Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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The Avenue, 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!

- IMMACULATE APARTMENT
- FLOOR TO CEILING WINDOWS
- SPACIOUS, LIGHT AND AIRY
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING/KITCHEN/DINING
- BATHROOM WITH SHOWER OVER BATH
- WALKING DISTANCE TO CITY CENTRE
- EXCELLENT TRANSPORT LINKS TO M62/M1, TRAIN STATION & BUS STATION
- CLOSE TO ST JAMES AND LGI HOSPITAL
- EPC RATING: B. COUNCIL TAX BAND: B

