



**The Avenue
Leeds
West Yorkshire
LS9**

Offers in Excess of £148,000

bettermove

The Avenue

Leeds

Bettermove are proud to present this 2 bedroom apartment in Leeds, available with no forward chain, and welcoming cash buyers only.

This property benefits from double glazing, and electric heating throughout, with allocated, secure parking available.

The council tax band is C.

This is a leasehold property with 134 years remaining on the lease; the ground rent is £330.00 per annum, and the service charge is £270.00 per month.

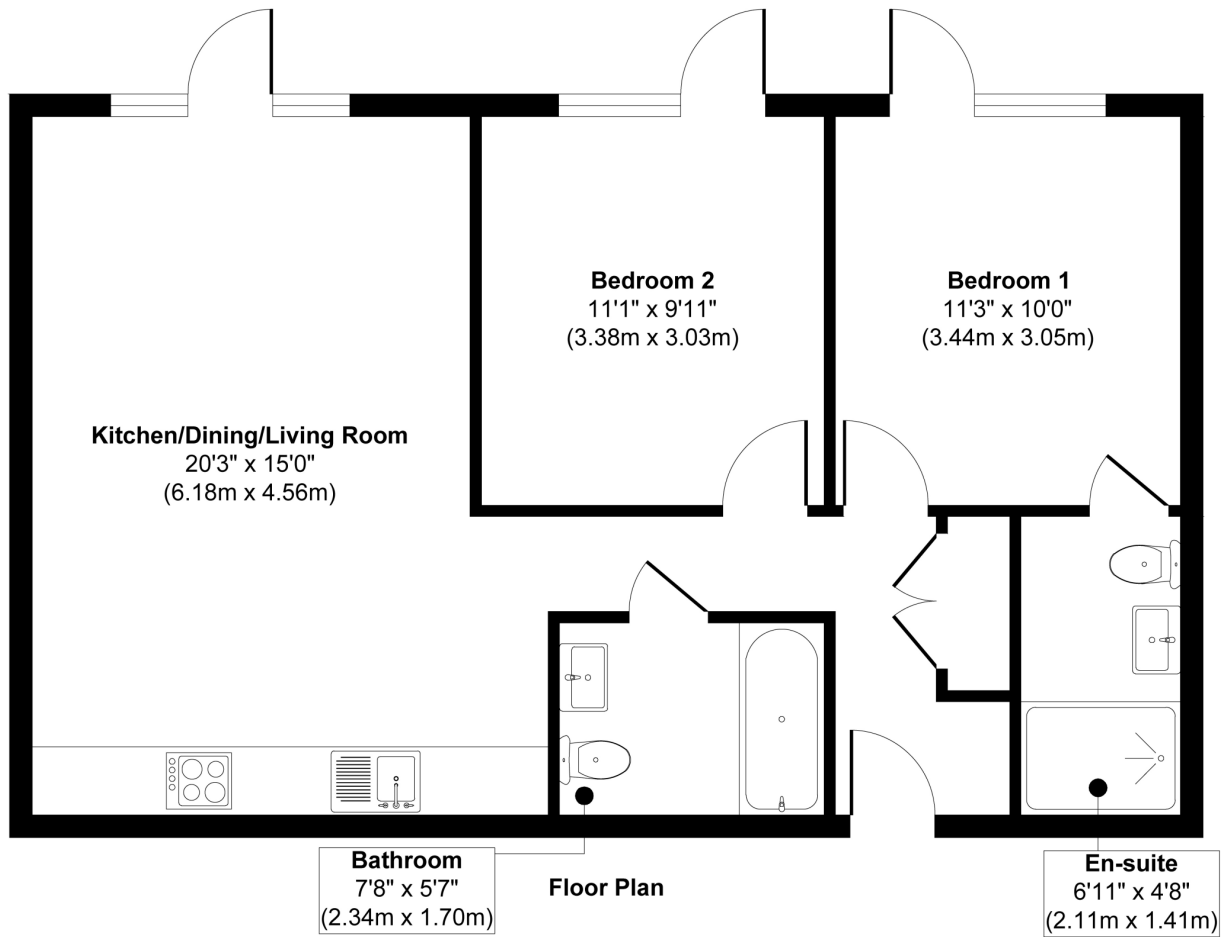
This interior of this beautifully presented, third floor property comprises a spacious, open plan kitchen/living area, two double bedrooms, with one en-suite, and a family bathroom. The property also comes with lift access, caretaker, onsite residents gym, and communal gardens, perfect for enjoying the summer months.

Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and bars. Excellent transport links can be found from Leeds Train Station, a variety of local bus routes, and quick access to the M621, leading to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



G14 Saxton, The Avenue, Leeds LS9 8FR



Approx. Gross Internal Floor Area 675 sq. ft / 62.72 sq. m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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