

# Saxton Lane, LS9



PROPERTY ADDRESS  
B1005  
Phoenix Saxton Lane  
Leeds  
LS9 8GJ

| Energy Efficiency Rating                           |                            | Current | Potential |
|----------------------------------------------------|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            | 85      | 85        |
| (69-80) <b>C</b>                                   |                            |         |           |
| (55-68) <b>D</b>                                   |                            |         |           |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |

- Total cost of first month: £2,153.84 (rent & deposit)
- Recently built
- Gym for residents
- Concierge
- Great location

This spacious apartment is furnished and benefits from high spec fixtures and fittings throughout. It briefly comprises of a bright and airy open plan living, kitchen and dining area with integrated appliances, a double bedroom and bathroom. The property benefits from floor-to-ceiling windows providing plenty of natural light and stunning views of the Leeds cityscape.

Phoenix is in a great location, 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 from 26th May subject to acceptable referencing.

Rent: £1,000 per calendar month  
Holding deposit: £230.76  
Deposit: £1,153.84

The photos are representative of this type of apartment and the video shows a different apartment for illustrative purposes.



Your Text Here

