



## Balmoral Place, Leeds, LS10 1HR, £900 PCM

Furnished one bedroom apartment at Balmoral Place, Brewery Wharf. The property is located within a superb riverside development and comprises entrance hallway, furnished double bedroom & luxury tiled bathroom with shower. Open plan living area incorporating fully integrated kitchen with full-length fridge/freezer, gas hob & oven and washer/dryer. Balcony with views across the river. Gym and Concierge on site. No parking. Deposit £10356. EPC Rating B. Council tax band C.



1

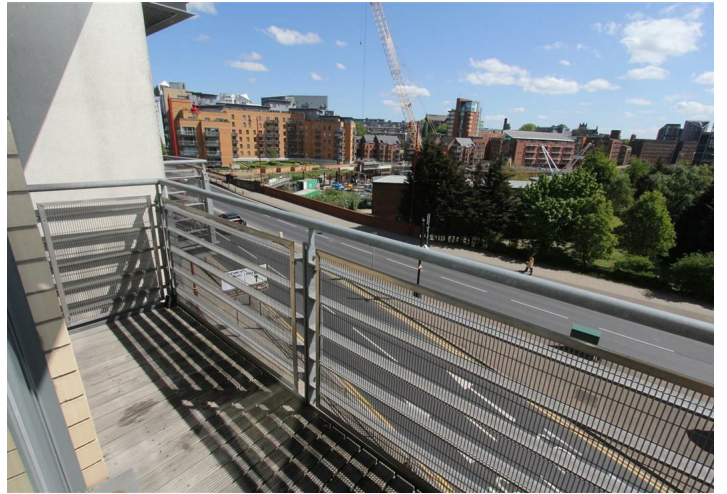


1



C

# Balmoral Place, Leeds, LS10 1HR



- One bedroom
- Furnished
- Balcony
- River Views
- No Parking

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			
<b>England &amp; Wales</b>		<b>87</b>	<b>89</b>
	EU Directive 2002/91/EC		

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