



## Park House Apartments, Leeds, LS1 5HB, £1,700 PCM

Immaculately presented apartment which has been modernised and maintained to a high standard. The property benefits from a large open plan living/kitchen/dining space with underfloor heating, the kitchen has contemporary white gloss cabinets adding to the brightness of the apartment. There are also two good size double bedrooms, one with en-suite shower room as well as a large house bathroom which has a separate shower enclosure. Balcony. Park Row Apartments is an exclusive address within minutes walk to the train station with various restaurants, bars and coffee shops on your doorstep. Walking distance to Universities, LGI and dental hospital. There is lift access to all floors, CCTV and double secure entry system with fob access and code. Deposit £1960. Council Tax Band E.



2



2



E

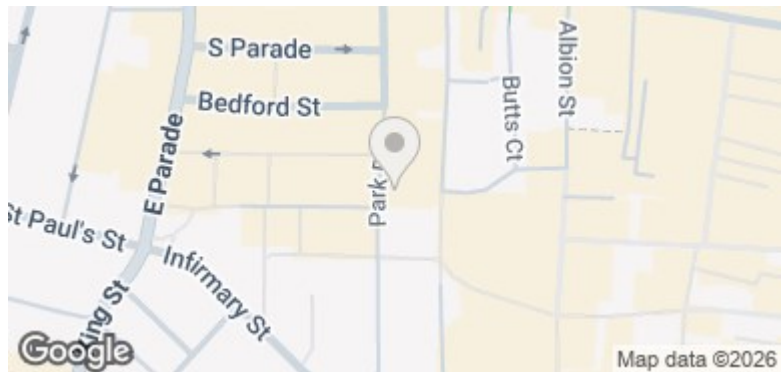
# Park House Apartments, Leeds, LS1 5HB



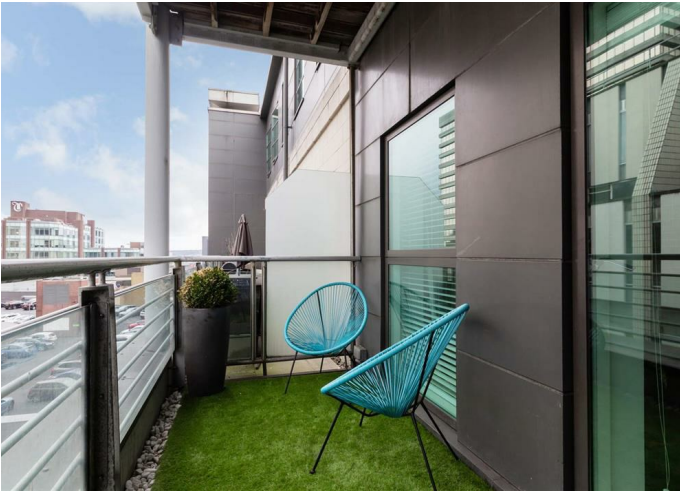
- Immaculate finish throughout
  - Prime central location
  - Open plan living space
  - Two Double Bedrooms
    - Two Bathrooms
    - Balcony

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>		86	88
	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			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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- Underfloor Heating
- Minutes walk to Train Station
- Close to Universities and Hospitals

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