



## Blue, Leeds, LS1 4ED, £1,600 PCM

Parklane are pleased to introduce this immaculate two bed flat to the rentals market located in the desirable Granary Wharf in Leeds city centre. The flat comprises of an open living/ kitchen area with large windows which allow for lots of light and amazing views. The kitchen is completed with a tall fridge-freezer, dishwasher and washing machine and the living room benefits from speakers fitted into the ceiling and a drop down projector creating an at home cinema experience. Both of the bedrooms provide access to the long balcony and the master bedroom benefits from an ensuite with a shower, while the house bathroom has a large bathtub. The whole flat has been furnished to a high standard and really must be viewed to appreciate. Deposit £1845. EPC Rating D. Council Tax Band E. **\*\*No virtual viewings available\*\*Must be seen to apply\*\***

**2****2****E**

# Blue, Leeds, LS1 4ED



- Penthouse
- Furnished
- Two bedrooms
- Two bathrooms
- Viewing essential
- 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		
		81
	68	
<b>England &amp; Wales</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		
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