



## West Point, Leeds, LS1 4JJ, £825 PCM

Parklane are really pleased to introduce this really unique studio to the rentals market. The flat has been completely altered to the original lay out to maximise the space available and has a washer dryer included unlike most other West Point studios. The kitchen and bathroom have been completed to a high standard with new flooring throughout. Two minutes walk to train station. Supermarket and restaurants on site. Really central location. Fifth floor of block A. Deposit £950. EPC Rating B. Council tax band A. .\*\*No virtual viewings available\*\*Must be seen to apply\*\*Professionals only\*\*



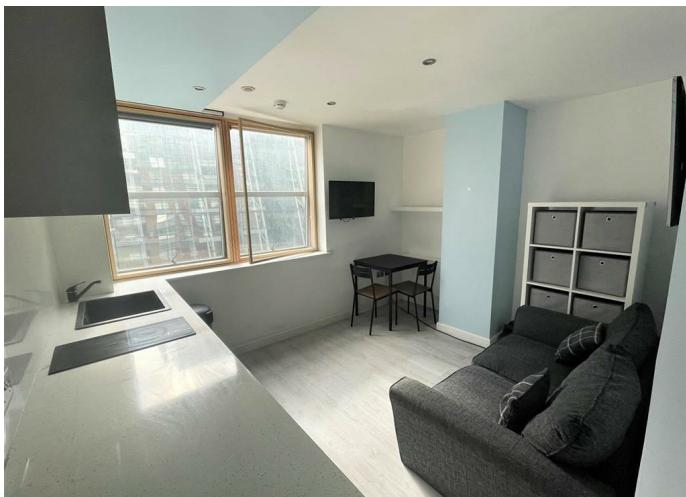
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1



B



- Studio Apartment
- Fully furnished
- Shower Room
- Central location

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  | 82                      | 83        |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

