



## Magellan House, Leeds, LS10 1JE, £1,100 PCM

Furnished 6th floor, 2 bedroom, 2 bathroom apartment in Leeds Dock. Magellan House is a secure fob entry building with lift access to all apartments and to the underground parking facilities which can be rented for an additional cost. The communal areas are well maintained as well as having a concierge service. Situated in the extremely popular development of Leeds Dock which offers an on site Tesco Express, gym, coffee shops and bars with various other facilities. The development is a short walk from the centre of Leeds and 15 minutes from the train station. Property briefly comprises of open plan living room/kitchen area with integrated appliances including washing machine, fridge/freezer and dishwasher. Two double bedrooms, one with ensuite in addition to house bathroom. Deposit £1265. EPC Rating D. Council tax band D.



2



2



D

# Magellan House, Leeds, LS10 1JE



- Two Double Bedrooms
- Two Bathrooms
- Sixth Floor
- Concierge Service
- Onsite Gym
- Parking available at additional cost

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

