



## Velocity East, Leeds, LS11 9BF, £895 PCM

We are delighted to bring to market an one bedroom, one bathroom apartment which includes a secure parking space. The apartment is decorated tastefully throughout with a great finish. Lovingly looked after by the current owner which puts this property a mark above the rest! The property briefly comprises of: living/kitchen/diner , the flooring has also been upgraded to a solid oak floor which adds an additional touch. There is also a very good sized double bedroom with a recess space for a large wardrobe. The bathroom again, has also been well maintained. The Velocity development is in close proximity to the train station and city centre restaurants, shops and bars plus easy access to the M1/M62. There is also an on-site care taker and a fob entry system into the building. Deposit £1030. EPC rating: C. Council tax band C.



1



1



C

# Velocity East, Leeds, LS11 9BF



- **Furnished apartment**
  - **One Bedroom**
  - **One Bathroom**
- **Car parking space**
- **Close to train station**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	81
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

