



## Crozier House, Leeds, LS10 1LQ, £1,400 PCM

Welcome to Crozier House at Leeds Dock, a stunning new build flat that boasts modern living at its finest. This top-floor property offers a spacious 818 sq ft layout with a reception room, two bedrooms, and two bathrooms, providing ample space for comfortable living.

Step inside to discover a newly decorated interior with new economic heaters and appliances, ensuring both style and efficiency. The highlight of this flat is the large balcony that faces the picturesque dock, offering a perfect spot to unwind and enjoy the views.

Conveniently located close to the city centre, this property provides easy access to all the amenities and attractions that Leeds has to offer. Whether you're looking for shopping, dining, or entertainment, everything is just a stone's throw away.

Don't miss out on the opportunity to make this beautiful flat your new home. Contact us today to arrange a viewing and experience the best of city living at Crozier House.

Deposit £1615. Council Tax Band D.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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