



## Watermans Place, Leeds, LS1 4GQ, £1,400 PCM

Parklane are delighted to bring to market this exceptional two bedroom apartment located on the 10th floor in Watermans Place. With an array of bars and restaurants on your doorstep, there's no wonder that this development at Granary Wharf is one of the most desirable locations in Leeds to live in! Comprising high spec kitchen with integrated appliances including dishwasher, fridge/freezer and microwave. The living room has floor to ceiling windows with excellent views over the city centre. Both bedrooms are doubles with carpeted floors however the master bedroom boasts a walk-in-wardrobe and balcony over looking the river, the second bedroom has a huge built-in triple wardrobe. The fully tiled bathroom is very high spec with three piece suite with shower over the bath, inset mirror with shelf and wall mounted towel rail. Hallway has intercom system with video display and storage cupboard housing washer/dryer and boiler. EPC Rating C. Council tax band D. Deposit £1615. Utility bills included in the rent except electricity.



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# Watermans Place, Leeds, LS1 4GQ



- Available Furnished
- Excellent City Views
- Balcony Over River
- High Spec Kitchen and Bathroom
- Two Double Bedrooms
- Walk-in-Wardrobe

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		
<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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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