



## Aspect 14, Leeds, LS2 8WE, £1,150 PCM

Furnished two bedroom apartment available in this popular city centre development. The apartment comprises entrance hallway and large L shaped Lounge which includes a fully integrated kitchen. Two Double bedrooms and house bathroom with Shower. Balcony which is south-west facing overlooking the communal gardens. Laminate flooring. Storage area. Excellent location, just 5 minutes walk from the city centre. EPC Rating C. Deposit: £1325. Council tax band C.



2



1



C

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- Shower
- Bath
- Double Beds
- Double Glazing
- Washing Machine
- Dishwasher

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		
	80	85
<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	

