



Aspect 14, Leeds, LS2 8WE, £1,250 PCM

Fully furnished 2 bedroom apartment **WITH PARKING**. This south-facing 2 bedroom apartment is located on the 9th floor of The Middleham building at Aspect 14. There is an excellent L - shaped lounge/kitchen with balcony over-looking the communal garden area. The kitchen is the normal top Bryant standard which includes oven & hob, dishwasher, washer/dryer and fridge/freezer. The lounge is fully furnished with settee, table and chairs and coffee table. Two very good-sized double bedrooms, both of which are fully furnished with double bed, chest of drawers and wardrobe. The master bedroom has en-suite facilities. Separate bathroom. Storage area off the hallway. This property not only has a balcony but also a roof terrace off the master bedroom. Exceptional city views. Includes secure underground parking. Deposit £1440. EPC Rating C. Council tax band C. Available now.



2



2



C

Aspect 14, Leeds, LS2 8WE



- Large L shaped living area
- Secure underground parking
- Two double bedrooms
- Balcony overlooking communal gardens
- Roof terrace off the master bedroom

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

