



### **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.

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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		86
(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 <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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