



## West Point, Leeds, LS1 4JT, £1,850 PCM

Parklane is pleased to present this rare three bed, three bath West Point flat onto the rentals market. The penthouse flat briefly comprises of an inviting entrance hallway leading to the open plan kitchen/living room which benefits from floor to ceiling windows. This leads to the West facing terrace which boasts wonderful views across the city. Each bedroom has its own en-suite housing two showers and one bath tub with a shower. One of the bedrooms can be used as an at home office making the flat perfect for those who work from home.

The property also comes with a large secure parking space.

As a development West Point is close to many local amenities including food shops, bars and restaurants and benefits from a 24 hour concierge service. The building is very central with the train station less than five minutes' walk away. Deposit £2,130. EPC Rating D. Council tax band E.



3



3



E



- **Furnished**
- **3 Bedrooms**
- **Secure parking**
- **3 Bathrooms**
- **Penthouse**

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

