



Aspect 14, Leeds, LS2 8WF, £1,050 PCM

LARGE TWO BEDROOM, TWO BATHROOM APARTMENT with BALCONY is available to rent in the ever popular secure development of ASPECT 14. With well maintained communal areas and fob entry system, in the Northern Quarter of the City Centre this apartment is appealing to those wanting to be in close proximity to the heart of the city centre, universities and First Direct Arena. Perfect for mature students and young families as the second bedroom is unfurnished so can be used as an office as well as a bedroom. EPC Rating C. Deposit £1210.



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- Two Bedrooms
- Two bathrooms
- Aspect 14
- Balcony
- Close to universities
- Five minute walk to the city centre

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	83

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	



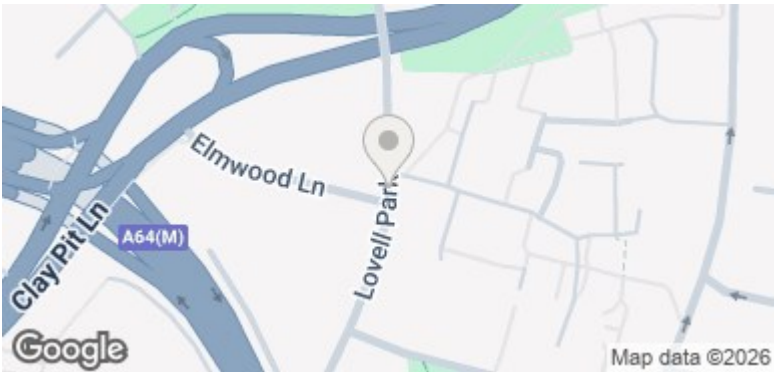
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• Part Furnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	83
(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		

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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.