



## Catalina, Leeds, LS12 1DH, £925 PCM

Delightful 1 bed city centre apartment on the fourth floor of this ground-breaking development overlooking the historic Leeds/Liverpool canal. The apartment comprises entrance hallway, furnished lounge leading to good sized balcony with views over the City Centre. Fully-equipped kitchen with washer/dyer, oven & hob and microwave. The bedroom has a double bed, chest of drawers and wardrobe. Fitted Bathroom with bath and shower. Separate living room with views over the water. Ideal for young professionals working in the city centre. Tastefully decorated and furnished throughout. Deposit £1065. EPC Rating C. Council tax band C.



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# Catalina, Leeds, LS12 1DH



- **Furnished**
- **Double bedroom**
- **Separate Kitchen**
- **Well Presented**
- **Balcony**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	84
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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