



Flat 9 Abbey Court, Vicarage Mews, Leeds, West Yorkshire, LS5 3GZ

AVAILABLE NOW

A large and modern two bedroom, two bathroom apartment in a beautifully maintained block in Kirkstall.

Fully furnished, the first floor property comprises a large open-plan living room/kitchen with Juliette balcony, two double bedrooms, one ensuite and a house bathroom. The apartment has access to a private allocated parking space, a secure bike shed and a communal garden.

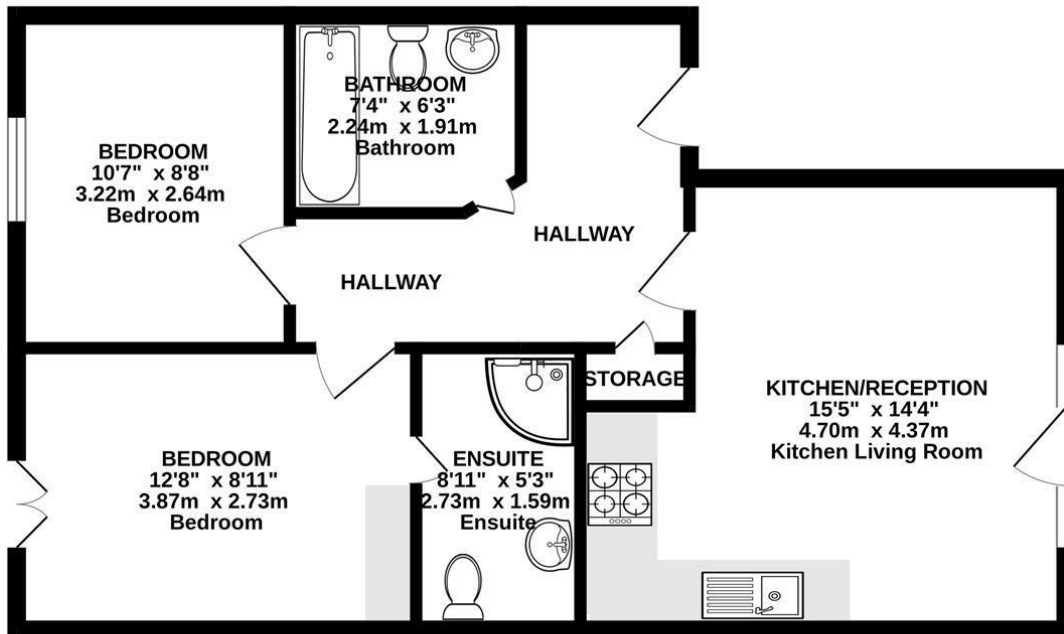
Abbey Court is a secluded block located at the end of a cul-de-sac, conveniently located less than 200 yards from Headingley train station. Local supermarkets, shops and gyms are located 0.5 miles away on Kirkstall Road.

- Allocated Parking
- Secure Entry
- Next to Train Station
- Fully Furnished
- Recently Renovated
- First Floor Apartment

£1,200 Per month

www.fletcherprops.com

FIRST FLOOR 588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		83	84
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			