



Flat 1, 3 King George Avenue, Leeds, Yorkshire, LS7 4LH

AVAILABLE NOW

A very well proportioned, privately located, one bedroom ground floor apartment in Chapel Allerton.

The property is fully furnished and includes a large front garden, off street parking, a separate kitchen, generous front living room and house bathroom. High ceilings, ample internal storage and a feature fireplace provide excellent character and comfort.

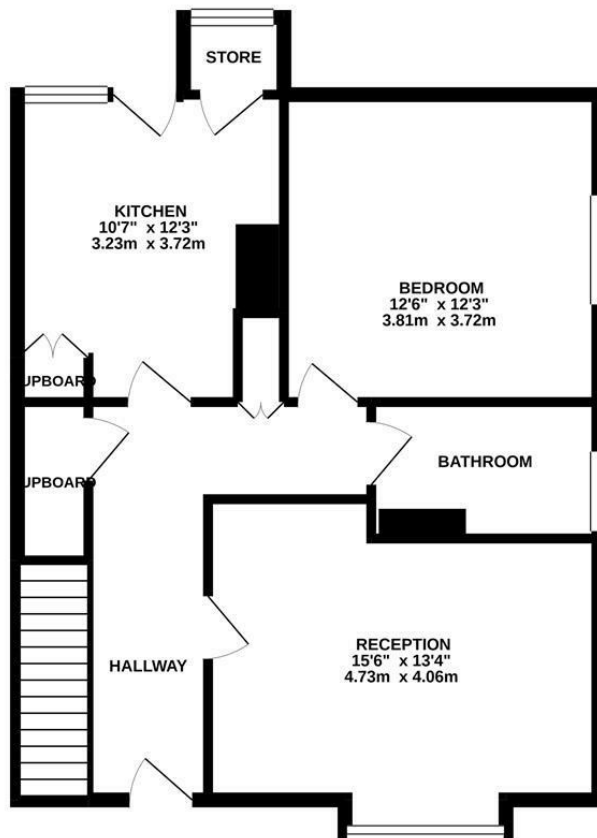
King George Avenue is located less than 0.5m into the centre of Chapel Allerton, with local buses departing into Leeds city centre from a bus stop less than 0.1m away.

- One Bedroom
- Ground Floor
- Private off street Parking
- Private Garden
- Character Property
- Separate Kitchen

£895 Per month

www.fletcherprops.com

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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		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	