



## 25 The Calls, Leeds, LS2 7EW

**Asking price £129,000**

\*\*\*Investors only\*\*\*

CityRise is delighted to present a new buy to let investment opportunity in a highly desirable location – The Calls. The position of the apartment makes it an ideal home for young professional tenants. This property features bright open plan living area, a spacious bedroom and a modern kitchen and bathroom.

Just 640m from the nearest train station and with links to nearby shopping centres, bars and restaurants, this apartment is a wise investment opportunity with tenants expected to pay £800 PCM.

Leeds has a fast-growing population of both students and young professionals, prosperous economic growth, and a popular business scene. For some of the most exciting investment opportunities in the UK, it does not get much better than Leeds. Huge regeneration projects are underway and the city is already feeling the benefit.

Please contact us for more information.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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