



## Wellington Court Armley Road, Leeds, LS12 2DR

**Prices from £254,000**

\*\*\*INVESTORS ONLY\*\*\*

CityRise is proud to bring to the market an excellent new development, situated close to Leeds City Centre.

With its strategic location just minutes from the city centre, residents will enjoy unparalleled access to an array of amenities, including renowned restaurants, shops and cultural landmarks. This development promises not only a stylish living experience but also a high potential for rental yields, making it a wise addition to any investment portfolio.

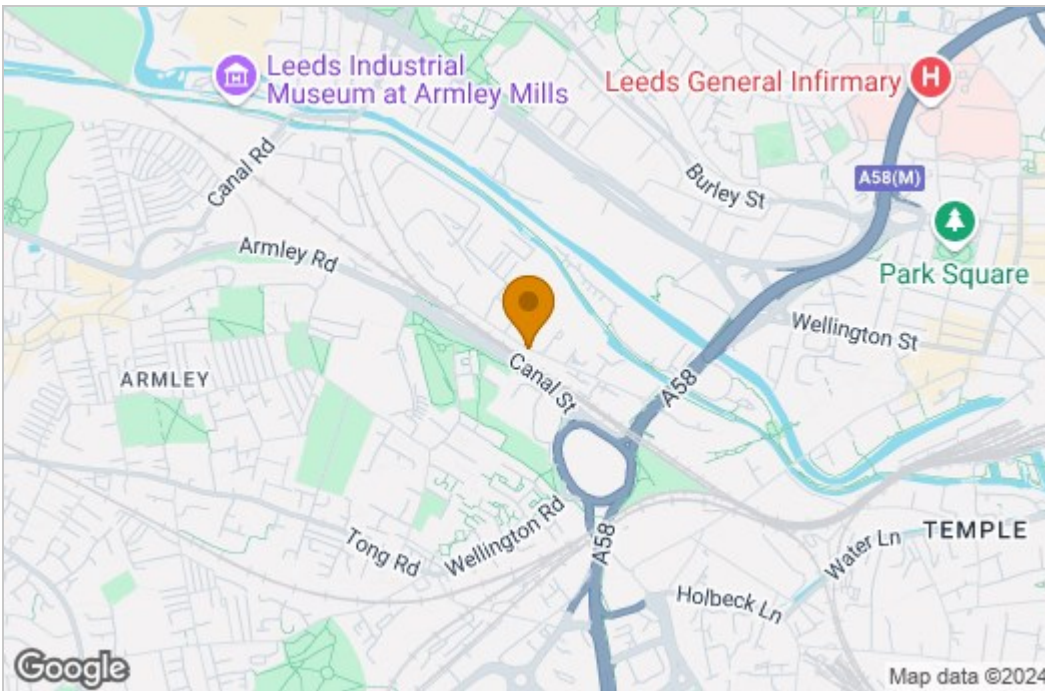
Each apartment within this development is thoughtfully crafted, showcasing contemporary design elements that prioritize both comfort and functionality. Open-plan layouts maximize the flow of natural light, while premium finishes and high-quality materials elevate the overall living experience.

Leeds is a thriving city with a strong rental market, making this apartment an attractive investment opportunity. With high demand for rental properties, investors can expect a steady rental income and potential capital appreciation.



# 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 CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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