



## 5 Marlborough Grange, Leeds, Yorkshire, LS1 4PF

Available 11th September 2024

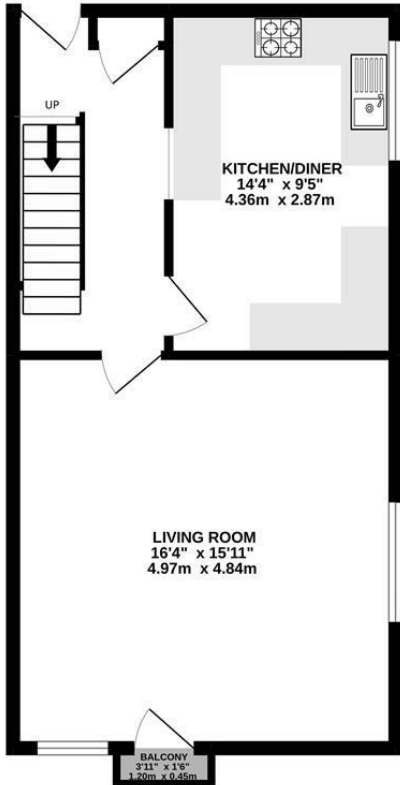
A beautiful and recently renovated, three bedroom duplex apartment in LS1.

Fully furnished to an excellent standard, this huge property contains a large, dual-aspect living and dining room with a modern, separate kitchen. The kitchen contains a breakfast bar area, a full size fridge freezer, a washing machine and a tumble dryer. Stairs in the hallway lead to three bedrooms, bathroom and WC. Each bedroom contains a double bed, while the master bedroom also includes two walk-in wardrobes with fitted sliding door mirrors. The apartment also benefits from ample storage, high ceilings, gas central heating and feature decor throughout.

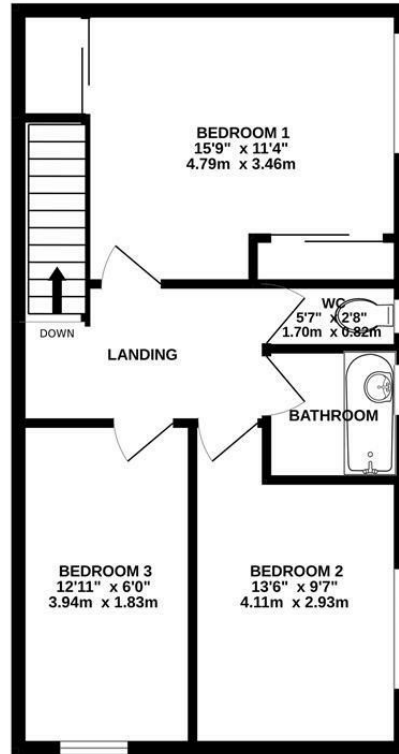
**£1,425 Per month**

[www.fletcherprops.co.uk](http://www.fletcherprops.co.uk)

GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		77	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	