

## 56, Cartier House The Boulevard, Leeds, LS10 1JT

AVAILABLE 26th May 2025- water rates included

A modern and recently refurbished one bedroom apartment in Cartier House, Leeds Dock.

Located in an extremely popular and picturesque part of Leeds City Centre. Cafes, bars, supermarkets and restaurants are all nearby, whilst the apartment benefits from a quiet immediate setting.

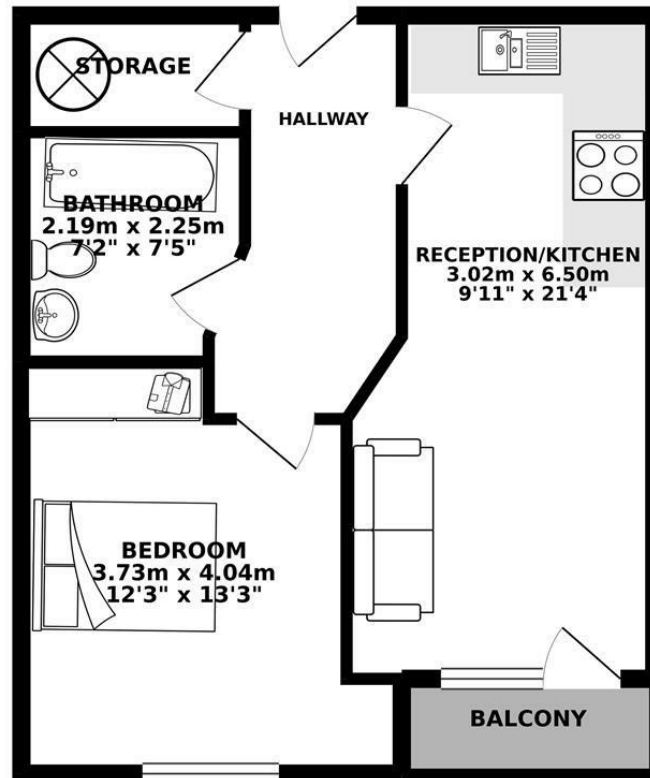
The property has lift access and is located on the fifth floor. The balcony enjoys westerly facing views across the pedestrianised Leeds Dock walkway.

Parking is available to rent monthly through the nearby multi storey. Water rates are included in the rental figure.

- West Facing Balcony
- Open Plan Kitchen
- Double Glazing
- Lift Access
- Intercom System
- Fully Furnished

**£950 Per month**

GROUND FLOOR 43.83 sq. m.  
( 471.73 sq. ft. )



TOTAL FLOOR AREA : 43.83 sq. m. ( 471.73 sq. ft. ) 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			87
(81-91) B		77	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B		79	
(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	