



## Flat 9 Abbey Court, Vicarage Mews, Leeds, West Yorkshire, LS5 3GZ

AVAILABLE 28th June 2025

A large and modern two bedroom, two bathroom apartment in a beautifully maintained block in Kirkstall.

Fully furnished, the first floor property comprises a large open-plan living room/kitchen with Juliette balcony, two double bedrooms, one ensuite and a house bathroom. The apartment has access to a private allocated parking space, a secure bike shed and a communal garden.

Abbey Court is a secluded block located at the end of a cul-de-sac, conveniently located less than 200 yards from Headingley train station. Local supermarkets, shops and gyms are located 0.5 miles away on Kirkstall Road.

- Allocated Parking
- Secure Entry
- Next to Train Station
- Fully Furnished
- Recently Renovated
- First Floor Apartment

**£1,150 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

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	83	84
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		
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