



Balmoral Place, Leeds, LS10 1HR, £875 PCM

Furnished one bedroom apartment at Balmoral Place, Brewery Wharf. The property is located within a superb riverside development and comprises entrance hallway, furnished double bedroom and luxury tiled bathroom with shower. Furnished lounge includes leather sofa, coffee table and contemporary lighting. Fully integrated kitchen comprises full-length fridge/freezer, gas hob and oven, washer/dryer. The apartment also includes Gas Central Heating and large balcony. Parking not included. Deposit £1005. EPC Rating B. Council tax band C.



1



1



C

Balmoral Place, Leeds, LS10 1HR



- Double Bedroom
- Gas central Heating
- Balcony
- Large storage space
- Fully Fitted Kitchen

| 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 | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

