



## Aspect 14, Leeds, LS2 8WE, £1,050 PCM

Furnished 2-bed apartment on the ground floor. The apartment is accessed through a communal hallway; internal hallway leads to two furnished bedrooms, one with ensuite facilities. House bathroom. L - shaped lounge/kitchen - the kitchen is fully equipped with oven & hob, full-length fridge/freezer, washer/dryer and dishwasher. Balcony off the lounge. The property is within walking distance of the city, all shopping areas, LGI & Universities. No parking. Deposit £1210. EPC Rating D. Council tax band D.



2



2



D

## Aspect 14, Leeds, LS2 8WE



- **Furnished**
- **2 Bedrooms**
- **En-Suite**
- **Double Glazing**
- **balcony**
- **Dishwasher**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>80</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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