



Balmoral Place, Leeds, LS10 1HQ, £1,475 PCM

This spectacular apartment is located in the popular Brewery Wharf development and is offered furnished. It boasts a sunny balcony off from the open plan living room and kitchen. The kitchen comprises of integrated appliances including washing machine, fridge/freezer and dishwasher. The master bedroom has an ensuite as well as a built in wardrobe, the second bedroom is a good sized double. In addition to the ensuite bathroom, there is a house bathroom with bathtub and overhead shower. The property is very well furnished throughout and is in a pristine condition! **INCLUDES SECURE PARKING SPACE.** On-site gym and concierge. Deposit: £1,700. EPC Rating B. Council Tax Band D.



2



2



D

Balmoral Place, Leeds, LS10 1HQ



- Two Double Bedrooms
- Furnished
- Dishwasher
- South Facing Balcony
- On-site Gym
- Concierge

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	85
	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		83	84
	EU Directive 2002/91/EC		

