



Blue, Leeds, LS1 4ED, £2,100 PCM

We are delighted to offer this beautiful duplex , penthouse style apartment in waterfront location with two double bedrooms and two bathrooms covering over 1,400 square feet. Very large balcony providing breath taking views of the city and the river. On the 10th floor, within 5 minutes walk from Leeds city station close to top quality bars, shops and restaurants. The property offers a host of features including communal lobby, entrance hall, spacious living room with lounge/dining areas and luxury fully fitted separate kitchen, two double bedrooms, en suite shower room, house bathroom, electric central heating and sealed unit double glazing and intercom. No Parking. EPC Rating: C. Council tax band E. Deposit: £2,420.



2



2



E

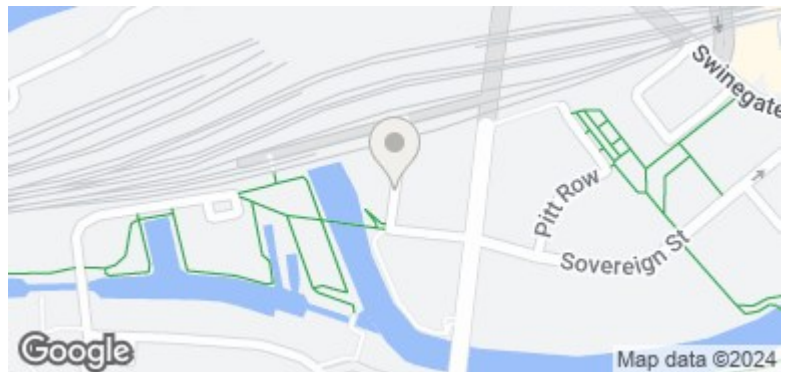
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- Shower
- Bath
- Double Beds
- Double Glazing
- Washing Machine
- Dishwasher

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	



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- **Excellent Views**

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		
	70	79
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		
	64	65
England & Wales	EU Directive 2002/91/EC	

