



Clarence House, Leeds, LS10 1LL, £975 PCM

Furnished one bedroom apartment with a large lounge and a great view all the way up Leeds Dock. Situated at the end of the dock the apartment is very well furnished throughout. Open plan living room with fully equipped kitchen area, Double Bedroom and House bathroom with shower. Full length balcony. Parking available at additional cost from £80 per month. Water is charged in addition to the rent at £17 per month. Deposit £1125. EPC Rating B. Council tax band C.**No virtual viewings available**Must be seen to apply**



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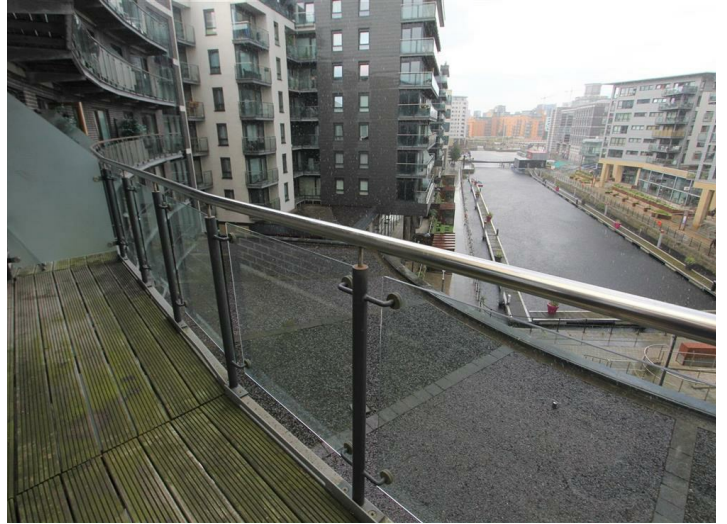


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Clarence House, Leeds, LS10 1LL



- **Furnished**
- **One double bedroom**
 - **Fitted Kitchen**
- **Bathroom with Shower**
- **Full length balcony**
- **Dock views**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	88
(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	

