



## 83 Cardigan Lane, Leeds, LS4 2LN, £950 PCM

\*\*\*Rent inclusive of gas, water & electric\*\*\* Luxury ground floor studio apartment with private garden in a centrally located stunning new development. Ideal for both students and professionals with a train station and bus stops right on your doorstep providing links to the city centre and beyond. Your apartment will be furnished to a high standard including a king size bed, wall mounted TV, handpicked artwork and modern fully fitted kitchen with washing machine and tumble dryer. Be the first to rent this fabulous bespoke apartment with central heating and utility bills included and enjoy the added benefit of free tennis courts and other leisure facilities in the park right opposite the development! Council tax band A.



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1



A

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- Studio Apartment
- Furnished
- Very High Spec
- Parking
- Stones Throw from Burley Park Train Station

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		
	80	80
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	87	87
England & Wales	EU Directive 2002/91/EC	

