



## 83 Cardigan Lane, Leeds, LS4 2LN, £1,095 PCM

\*\*\*RENT INCLUSIVE OF GAS, WATER & ELECTRIC\*\*\* A luxury ground floor apartment in a centrally located stunning 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 wall mounted TV, handpicked artwork and modern fully fitted kitchen with dishwasher, washing machine and tumble dryer. This property benefits from a separate en-suite bedroom with king size bed. Sit back, relax and enjoy your fantastic new apartment with central heating and utility bills included and the added benefit of free tennis courts and other leisure facilities in the park right opposite! Council tax band A.



1



1



A

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- Furnished
- King Size Bed
- Smart TV
- Parking
- Washing machine

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			
<b>England &amp; Wales</b>		<b>81</b>	<b>81</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) 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			
<b>England &amp; Wales</b>		<b>87</b>	<b>87</b>
	EU Directive 2002/91/EC		

