

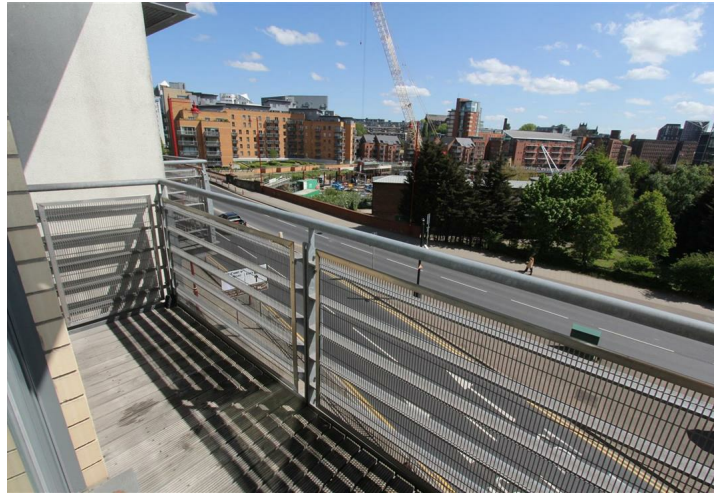


## **Balmoral Place, Leeds, LS10 1HR, £975 PCM**

Furnished one bedroom apartment at Balmoral Place, Brewery Wharf. The property is located within a superb riverside development and comprises entrance hallway, furnished double bedroom & luxury tiled bathroom with shower. Open plan living area incorporating fully integrated kitchen with full-length fridge/freezer, gas hob & oven and washer/dryer. Balcony with views across the river. Gym and Concierge on site. No parking. Deposit £950. EPC Rating B. Council tax band C.

**1****1****C**

# Balmoral Place, Leeds, LS10 1HR



- One bedroom
- Furnished
  - Balcony
- River Views
- No Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		88	89
(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			
England & Wales		EU Directive 2002/91/EC	

