



Victoria House, Leeds, LS7 1DL, £825 PCM

Well presented one bedroom apartment at Victoria House. The apartment is situated on the fourth floor and briefly comprises of: carpeted entrance hallway, large open plan living room with floor to ceiling windows and Juliette balcony incorporating fully equipped Kitchen area. Double bedroom with floor to ceiling window, fully fitted contemporary shower room. Secure fob entry system and lift access to all floors. Aldi and Pure Gym 2 minutes walk away, 10 minutes walk to Victoria Gate. Deposit £950. EPC Rating B. Council tax band B.



1



1



B

Victoria House, Leeds, LS7 1DL



- **Furnished**
- **One Double bedroom**
- **Open plan living room**
- **Walking distance to Universities**
- **Fitted Kitchen**
- **Shower room**

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	

