



Aspect 14, Leeds, LS2 8WE, £1,100 PCM

Furnished two bedroom apartment available in this popular city centre development located within a short walk of Leeds Arena and the Merrion Centre. The accommodation comprises entrance hallway, open plan living room incorporating fully fitted Kitchen with dishwasher, access to walk on balcony. Two Double bedrooms, the primary Bedroom having an ensuite shower room, further house bathroom. Prime city centre location with excellent access to both Universities. Deposit £1265. EPC Rating C. Council tax band C.

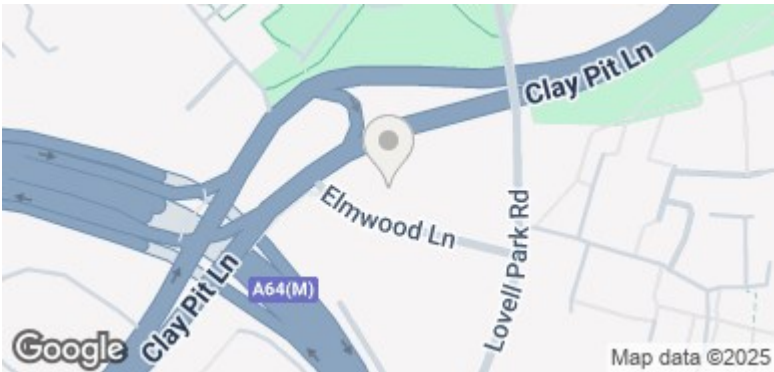
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.