



West Point, Leeds, LS1 4JJ, £1,250 PCM

Fully furnished first floor apartment with a westerly aspect. This apartment has two large, evenly sized bedrooms, both with en-suite facilities, the main bedroom also has fitted wardrobes. With a large open plan living room and kitchen leading on to a communal roof terrace, this apartment is not to be missed. Well-furnished throughout, the living room comprises of a sofa and matching armchair, coffee table and a dining table. The kitchen is a sleek, modern, black and grey design with an integrated washer/dryer, dishwasher and a glass electric hob. West point benefits from a 24 hour concierge, a co-op located on its ground floor along with two stylish bars. Parking is not included. Deposit £1440. EPC Rating D. Council tax band D. ****No virtual viewings available**Must be seen to apply****



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- Great central location
- Access to a large shared roof terrace
 - Large open plan living area
 - Sleek, modern gloss kitchen
 - Large, evenly sized bedrooms
- Two en-suite bathrooms, each with a shower

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	77

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		
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