



## One Brewery Wharf, Leeds, LS10 1GY, £900 PCM

Parklane Properties are proud to introduce this exquisitely presented One Brewery Wharf one bed flat to the rentals market. This property briefly comprises of an entrance hall leading to an open planned living area with granite work tops in the kitchen with all new appliances and a beautiful mirrored finish. Leading off of the living space is the bedroom and also a private balcony with sliding doors and beautiful views over the city. There is also a modern, fully tiled bathroom and a storage cupboard with a washer-dryer. One Brewery Wharf benefits from an on-site concierge. The building is in a fantastic location close to many bars and restaurants with outdoor space and is just a five minute walk from the train station. The property must be viewed to appreciate it's quality. Deposit £1035. EPC Rating C. Council Tax Band B.



1



1



B

## One Brewery Wharf, Leeds, LS10 1GY



- Furnished
- One Bedroom
- Balcony
- High quality
- Prime City location

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	86

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		
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