



## Aspect 14, Leeds, LS2 8WG, £925 PCM

Fully furnished Two bedroom apartment located on the tenth floor of this popular development. The apartment has been recently modernised, redecorated throughout and all furnishings renewed. The accommodation comprises: Entrance hallway, Open Plan living room with Kitchen incorporating oven and hob, dishwasher, fridge freezer and microwave, Lounge area with balcony overlooking communal gardens, One double bedroom, one single bedroom, House Bathroom with shower. Excellent access to University. No Parking. Deposit £1005. EPC Rating B. Council tax band C.\*\*No virtual viewings available\*\*Must be seen to apply\*\*



2



1



C



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- Furnished
- Modernised througout
- Balcony
- Dishwasher
- Excellent 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		
<b>England &amp; Wales</b>	81	86
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		
(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		
<b>England &amp; Wales</b>	76	77
EU Directive 2002/91/EC		

