



Park Avenue, Leeds, LS8 2WF, £1,400 PCM

*****FABULOUS FURNISHED TWO BED, TWO BATH APARTMENT with SECURE UNDER CROFT ALLOCATED PARKING*****

Parklane Properties are delighted to bring to market a luxury, high spec, prestigious apartment situated in the very sought after exclusive development on Park Avenue. Nestled within Roundhay, on the doorstep to Roundhay Park, this apartment is in an excellent prime location in close proximity to Street Lane and Oakwood Parade, where you will find an array of coffee shops, restaurants and bars such as, Flying Pizza, Banyan, Chop Haus, Gron and Stew and Oyster to name but a few.

This two bedroom, two bathroom, ground floor apartment has undergone an overhaul with refurbishment in parts including, new bathrooms, furniture, recently fitted carpets and a full redecoration throughout. The apartment briefly comprises of: entrance hallway leading to all rooms, open plan living/dining room with feature wall and half bay window, separate fully fitted contemporary kitchen with full size fridge freezer and built in dual microwave, rare utility room which houses the washing machine and separate dryer with the option to do your ironing in there as the space is that generous. The primary bedroom is sizeable, with access to a luxury, hotel style en-suite which offers a double shower, basin, WC with bidet facility attached. The second bedroom is also of a good size with the option to accommodate an at home office. The main bathroom offers further luxury with an extra large bath tub, WC and basin. Gas central heating and double glazed throughout. Be quick to view as this will not stay on the market long! Water bill included. Deposit £1615. EPC rating B. Council tax band D.



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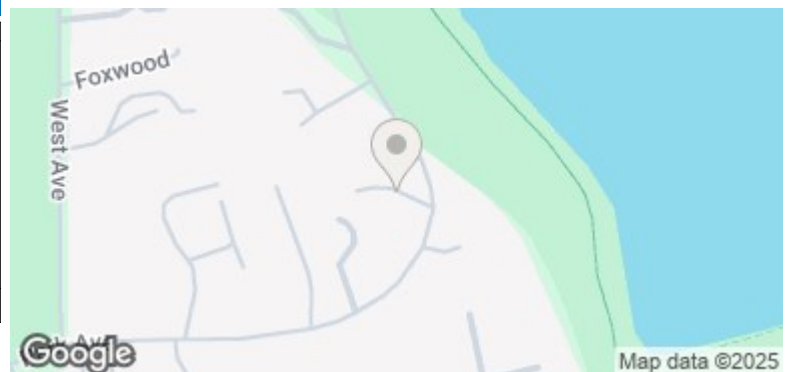
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- Furnished to a high quality
- Two newly refurbished bathrooms
 - Separate kitchen
 - Large utility room
- Secure parking included
- Available now

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		
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(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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- On the door step of Roundhay Park
 - Communal outdoor gardens
 - Water bills included
 - Security alarm in place

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