



West Point, Leeds, LS1 4JJ, £1,095 PCM

Furnished two bedroom apartment on the 3rd floor of the building. Lounge with fully integrated kitchen. Washer/dryer housed separately. Full-length lounge window looks down on Wellington Street. Leather settee and matching chair. Glass coffee table. Expandable glass dining table and chairs. Master bedroom with full en-suite facilities. Second double bedroom. Both fully furnished. Luxury apartment bathroom. Walk-on balcony. Security entry phone system. No parking. Ideal location close to the train station. Restaurants, supermarket and shops on site. Deposit £1260. EPC rating D. Council Tax Band E.

**2****2****E**

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- Fully furnished
- Two bathrooms
- 2 Double Bedrooms
- Double Glazing
- Great 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	82

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	

