



## Calder House, Leeds, LS10 1JJ, £925 PCM

Victoria Quays is located between Dock Street and the River Aire and is a mix of converted mill buildings and purpose built apartments and has an onsite Caretaker in the development. Close to the amenities of Brewery Wharf which is home to Sainsburys local and independent bars and restaurants. The location very central so a few minutes walk from the train station as well as Briggate. This one bedroom apartment is available to rent UNFURNISHED and it has it's own private entrance, living room, separate kitchen with integrated appliances. Inner hallway with storage cupboard, double bedroom with large storage cupboard and a bathroom with shower over the bath. Deposit £1065. EPC Rating D. Council tax band B.



1



1



B

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- Two Bedrooms
- Unfurnished
- Separate entrance
- Fitted Kitchen
- Fitted Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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