



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	
England & Wales <small>EU Directive 2002/91/EC</small>		

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# Stoneacre Properties

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£1,395 PCM

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

**\*\* LUXURY ONE BEDROOM, 2ND FLOOR FLAT LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT OF LEEDS, CLOSE TO ALL AMENITIES \*\*** Stoneacre Properties are delighted to offer to let a delightful apartment situated within the sought after development of '49A St Paul's Street', an exclusive, luxurious development of quality apartments. Located in one of the finest locations in Leeds City Centre, close to bars, cafes, restaurants and much more. The property can be accessed via a communal lift and impressive communal areas and briefly comprises; an open plan breakfast kitchen and lounge with integrated appliances, a spacious bedroom with walk-in wardrobe and a house shower room. This exclusive opportunity will no doubt appeal to a broad range of potential applicants.

- One Bed, 2nd Floor Bright Apartment
- Furnished
- Central Leeds Near Amenities
- Lift Access / Communal CCTV
- Walk-In Wardrobe
- Luxury Kitchen & Shower Room
- EPC Rating C
- Council Tax Band C

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