



## Aspect 14, Leeds, LS2 8WG, £895 PCM

Fully furnished one bedroom apartment situated on the 6th floor of this popular development. The accommodation comprises: Entrance Hall, Open Plan Living area with fully equipped Kitchen with integrated oven and hob, Lounge area leading to walk on balcony, double bedroom and house bathroom with shower. Secure gated development. Caretaker on site. Ideally located for access to the Universities. No Parking. Deposit £1030. EPC Rating C. Council Tax band B.



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## Aspect 14, Leeds, LS2 8WG



- **Furnished**
- **One double Bedroom**
- **Fitted Kitchen**
- **Bathroom with bath and shower**
- **Balcony**
- **Close to Universities**

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		
	<b>76</b>	<b>86</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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