



Crozier House, Leeds, LS10 1LQ, £1,400 PCM

Welcome to Crozier House at Leeds Dock, a stunning new build flat that boasts modern living at its finest. This top-floor property offers a spacious 818 sq ft layout with a reception room, two bedrooms, and two bathrooms, providing ample space for comfortable living.

Step inside to discover a newly decorated interior with new economic heaters and appliances, ensuring both style and efficiency. The highlight of this flat is the large balcony that faces the picturesque dock, offering a perfect spot to unwind and enjoy the views.

Conveniently located close to the city centre, this property provides easy access to all the amenities and attractions that Leeds has to offer. Whether you're looking for shopping, dining, or entertainment, everything is just a stone's throw away.

Don't miss out on the opportunity to make this beautiful flat your new home. Contact us today to arrange a viewing and experience the best of city living at Crozier House.

Deposit £1615. Council Tax Band D. EPC Rating C.



2

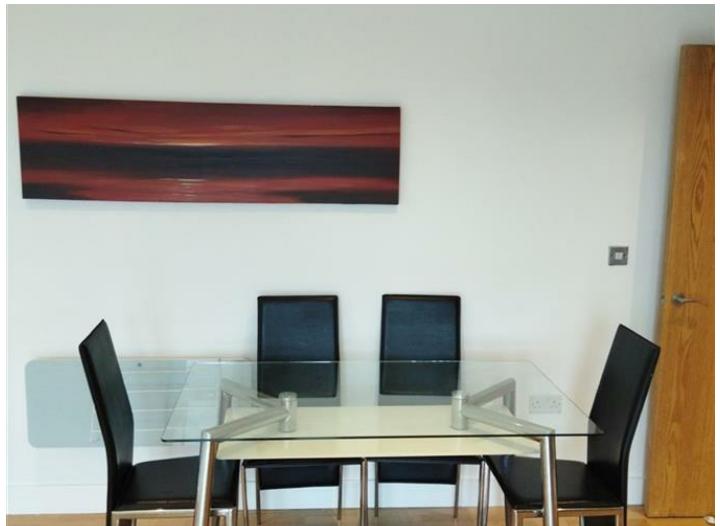


2



D

Crozier House, Leeds, LS10 1LQ



- Furnished
- Two Bedrooms
- Two Bathrooms
- Balcony
- Dock Views
- Supermarket on site

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		
(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	



Crozier House, Leeds, LS10 1LQ



- **Parking available at additional cost**

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			
(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		

