

APT 13, 16 East Parade, Leeds, LS1 2BH  
£1,300 Per month

**V&L**  
PROPERTIES



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**£1,300 Per month**

**Council Tax Band: C**

EP13

Nestled in the heart of the city centre, this modern apartment on East Parade offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for professionals, couples, or small families seeking a vibrant urban lifestyle.

The apartment features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. The contemporary design throughout the property ensures a stylish and functional living environment.

With two bathrooms, morning routines are made easy, allowing for privacy and comfort. The modern amenities and finishes enhance the overall appeal, making this apartment a desirable choice for those who





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	