



## MASTER Flat 1, 15 Roman Place, Leeds, Yorkshire, LS8 2DS

Available NOW!

A beautifully presented, one bedroom apartment in Roundhay.

This ground floor property includes a modern separate kitchen, bathroom and furnishings throughout, with a private back yard and large basement storage. The large living room contains a bay window and feature fireplace. The kitchen includes a breakfast bar dining area.

Gas and water rates included for additional £80 per month

Roman Place has free on-street parking and all Street Lane facilities are less than 200 yards away.

**£815 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

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 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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