

Landing Place, LS10



PROPERTY ADDRESS
2 Landing Place
Leeds
LS10 1FA

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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- Total cost of first month: £3,390 (rent & deposit)
- Available now
- Decked area
- Balcony
- River views

The spacious townhouse is spread over three floors and will come furnished. On the ground floor, there is a reception room, bathroom and bedroom with patio doors leading to a decked area at the rear of the property. There are two further good-sized bedrooms and a bathroom on the first floor. There's an impressive dual aspect open plan kitchen, dining and living area on the top floor with a large balcony to the rear. The bright and airy spaces are carefully designed to flood natural light into the property and combined with super-efficient integrated appliances creates a welcoming yet functional and flexible space.

High levels of insulation, triple glazed windows and Mechanical Ventilation Heat Recovery (MVHR) are just some of the features which lower the heating demand in winter and keep the property cool during the summer. The property has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

Smart Home technology allows you to control and monitor your heating from your phone and manage your energy consumption 24/7.

The property boasts stunning river views. Residents can also benefit from the communal landscaped gardens of the pioneering Climate Innovation District. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance.

Available immediately subject to acceptable referencing.

Rent: £1,695 per calendar month
Holding deposit: £391.15
Deposit: £1,695

Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another



provider due to the billing of on-site energy production. Broadband is approximately £40 per month.

Please note that this property is not available to groups of sharers.