



## Balmoral Place, Leeds, LS10 1HR, £1,100 PCM

Delightful two bedroom, two bathroom furnished apartment available at Brewery Wharf. Open plan living room with balcony and with fully equipped kitchen area. Two double bedrooms, the master having en-suite bathroom. Brewery Wharf is a popular gated complex with secure fob entry access, 24 hour concierge service, well maintained courtyard and communal areas with an on site residents gym (additional cost). On your doorstep you will also find a local Sainsburys, restaurants and bars. Within a ten minute walk you can be at Trinity shopping centre and the train station. Deposit £1150. EPC Rating B. Council tax band D.



2



2



D

# Balmoral Place, Leeds, LS10 1HR



- **Furnished**
- **2 Double Bedrooms**
- **Fully equipped Kitchen**
- **En-suite bathroom**
- **Balcony**

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>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>		
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