



## West Point, Leeds, LS1 4JJ, £750 PCM

Fantastic furnished studio available to let on the 10th floor of West Point. Fitted Kitchen and fully tiled shower room. West Point is an extremely popular development due to its position in the city centre. It is within a few minutes walk to the train station, business district and the City Centre shops, restaurants and bars on your doorstep, making it the perfect place to live. On street level, under the development there is also a Tesco Express and further restaurants and bars. NO WASHING MACHINE INSIDE. EPC Rating: C. Deposit: £865. Council tax band A.\*\*\*SINGLE OCCUPANT ONLY\*\*\*



1

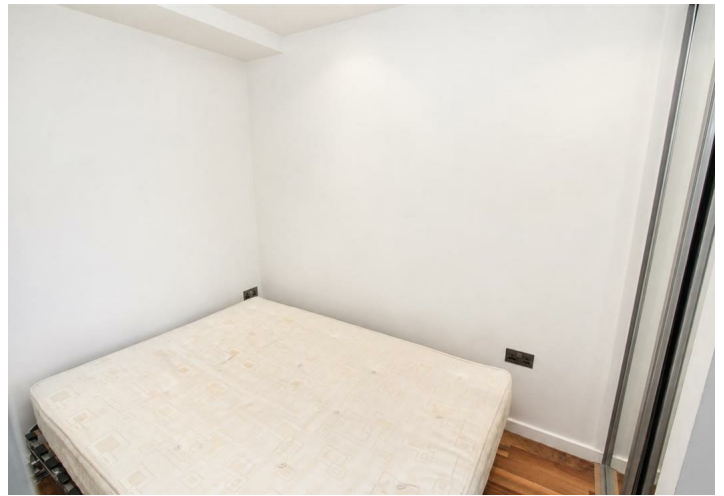


1



A

## West Point, Leeds, LS1 4JJ



- Studio Apartment
- 10th Floor
- 24/7 Concierge
- Two Minutes Walk to the Train Station
- Fully Furnished
- Double Glazing

| 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 |                         |           |
| <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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

