



AVAILABLE AUGUST 2026 - LS1 CITY CENTRE LOCATION  
- ONE BEDROOM - TOP FLOOR FLAT - OPEN PLAN  
LIVING - WOODEN FLOORING - FITTED KITCHEN WITH  
INTEGRATED APPLIANCES - SECURITY VIDEO ENTRY -  
MODERN THROUGHOUT - BATHROOM WITH SHOWER -  
INTERNAL VIEWING ESSENTIAL

One bed apartment finished to a high standard and is located on the first floor in the Swan Street Development. Which is situated in the heart of Leeds City Centre. Comprising of a spacious open plan living area with wooden floor. The kitchen has a Stainless Steel Oven, Hob, Extractor Hood, Washer and Fridge Freezer. The modern bathroom has a power shower. Benefits from video entry system. THERE IS NO INCLUDED PARKING WITH THE PROPERTY.

### COUNCIL TAX BAND

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### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

### PARKING

The parking at the property is No parking included

### WATER METER

There is a water meter in the property





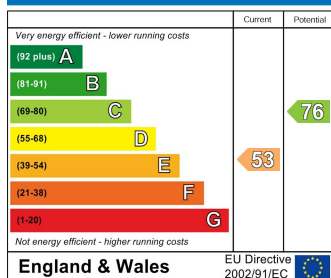
### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

