



Manor Mills, Leeds, LS11 9BT, £875 PCM

A lovely studio apartment with a high standard of furnishings and south/courtyard-facing aspect. Located in the popular Manor Mills development, the apartment features wide bleached Oak-effect flooring, floor-to-ceiling glazing in the living area, small mosaic tiles throughout in the bathroom and a compact but functional kitchen including dishwasher. Small balcony and a pleasant outlook. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store as well as other small but high quality food retailers. Close to Leeds City Station, the M621 motorway and the business district. Deposit £1005. EPC Rating C. Council tax band A.



1



1



A

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- One Bedroom
- Furnished
- Double bed
- Double Glazing
- Washing Machine

| 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 | | | |
| | | 71 | 81 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| | | | |
| England & Wales | EU Directive 2002/91/EC | | |

