



West Point, Leeds, LS1 4JJ, £775 PCM

Furnished studio apartment available to let on the 7th floor on Wellington Street. Fantastic location. The property is finished to a very high specification. Walnut wood flooring. Leather sofa. Fold-away double bed. Built-in wardrobe. Limestone tiled ensuite shower area. Kitchen area with fridge/freezer and microwave/oven & hob. Recessed lighting. Triple glazing. Venetian blinds. Video entry system. Please note that there is no washing machine in the flat and no laundry room in the building. Deposit £890. EPC Rating B. Council Tax band B.



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B

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- **Studio apartment**
- **Furnished**
- **Shower Room**
- **Concierge**
- **7th Floor**

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		
	85	86
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	

