



## Flat 1, 26 Roman Grove, Leeds, Yorkshire, LS8 2DT

AVAILABLE NOW!

An outstanding one bedroom apartment in the heart of beautiful Roundhay.

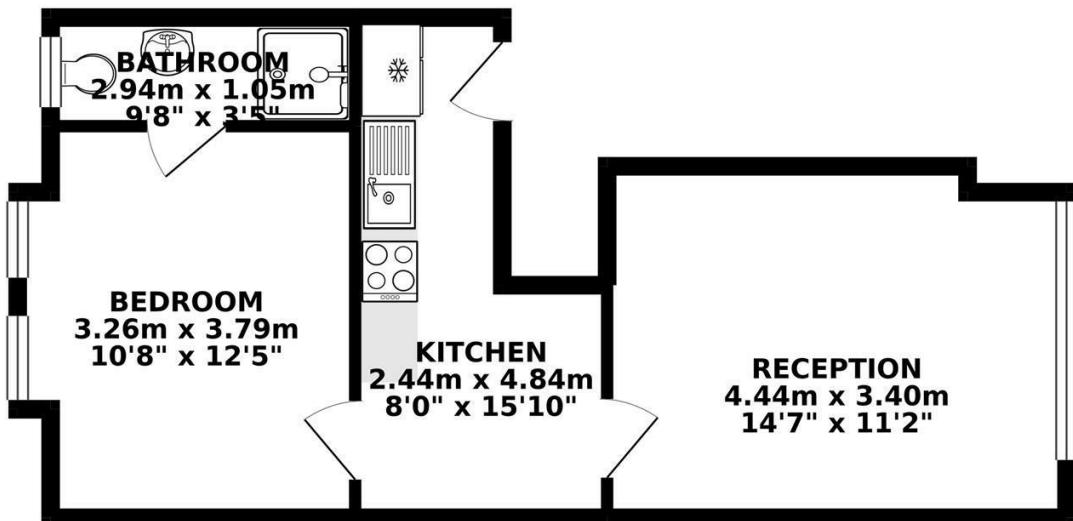
Fully furnished to an excellent standard, the ground floor property contains a huge living room with a feature bay window overlooking the front terrace. A separate kitchen contains modern integrated appliances and the large double bedroom provides access into the ensuite shower room.

Roman Grove is a residential street off Street Lane, with local bars, restaurants and supermarkets located 100 yards away. On street parking is available and regular buses depart from the end of the road.

Council Tax Band - A

**£825 Per month**

GROUND FLOOR 38.94 sq. m.  
( 419.14 sq. ft. )



TOTAL FLOOR AREA : 38.94 sq. m. ( 419.14 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC 	