

Basilica, Leeds, LS1 6LZ

£695

Available from: 31st May 2019

## 1 Bedroom, Apartment

hudson  
moody  
wass



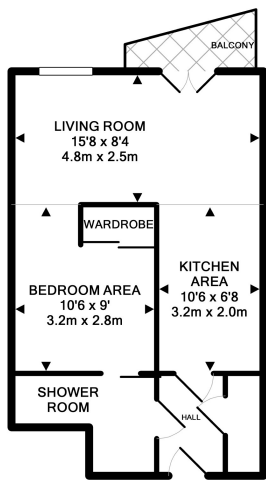
Stylishly presented eighth floor studio / one bedroom apartment, superbly located within this converted building. This property is larger than a lot of similar apartments in the building, and benefits from a BALCONY with a superb view of the city. It is a sanctuary away from the hustle and bustle of city living. Check it out on a city map and you will see Basilica its surrounded by all the local amenities you need; SHOPS, BARS and MUSEUMS. Perfectly positioned to great transport links and easy access to the hospital and UNIVERSITIES.



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# Floor plans



TOTAL APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) 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			
England & Wales		EU Directive 2002/91/EC	

# Important notice

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as "statements or fact". We have not tested any services, appliances, equipment or facilities or that the property is in good structural condition or otherwise. Any area, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above

and as to the correctness of each of the statements contained in these particulars. No person in the employ of Hudson Moody Wass has any authority to make or give representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

