



## Roberts Wharf, Leeds, LS9 8DX, £775 PCM

Large, fully furnished one bed apartment in this stylish conversion at Roberts Wharf.. This fantastic apartment has character and charm throughout, with no compromise taken on the excellent quality of furnishings. The large open plan living area has an adjoining kitchen area and space for dining. Wood flooring throughout, with carpet in the double bedroom. Fully tiled bathroom with shower. Exposed brickwork. Balcony overlooking the river. Viewing essential to appreciate the accommodation offered. No Parking. Deposit £890. EPC Rating D.



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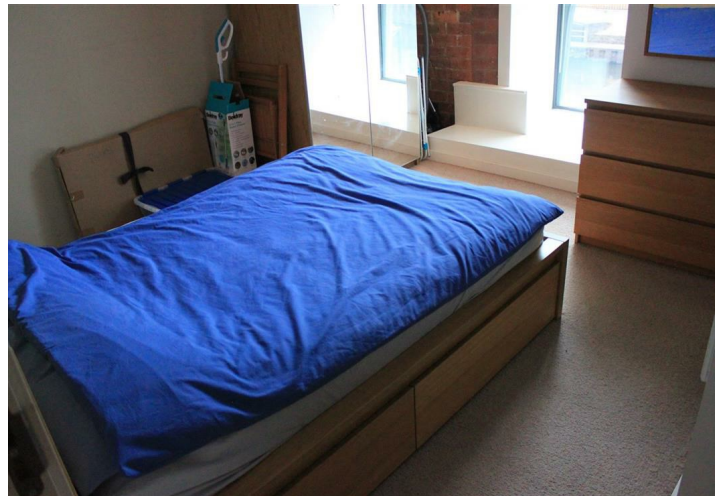
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## Roberts Wharf, Leeds, LS9 8DX



- **Furnished**
- **Stylish conversion**
- **Double bedroom**
  - **Balcony**
  - **River views**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		75
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	58
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

