



## West Point, Leeds, LS1 4JJ, £450 PCM

Furnished studio apartment available to let on Wellington Street. Fantastic location. The property is finished to a very high specification. Walnut wood flooring. Fold-away double bed. Built-in wardrobe. Limestone tiled shower room. Kitchen area with fridge/freezer and microwave/oven & hob. Recessed lighting. Triple glazing. Venetian blinds. Video entry system. No washing machine. Deposit £515. EPC Rating C.



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- Studio
- Shower room
- Fully equipped Kitchen
  - Fold down bed
- Close to train station

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			
<b>England &amp; Wales</b>		79	81
	EU Directive 2002/91/EC		

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

