



## 45 Park Lane, Leeds, LS8 2EH, £895 PCM

A very spacious 2 bedroom apartment over 820sq ft in this converted Victorian house. Situated in the desirable area of Roundhay with amazing views from most windows, this two double bedroom apartment is in an ideal location. Boasting an open plan lounge with travertine tiled floor and a large feature bay window. Well appointed kitchen including all the energy saving appliances you would expect at this level of the market including American style fridge freezer with ice dispenser. Full house bathroom including a shower with glass screen plus tiled walls and floor. Master bedroom with full en-suite facilities and good sized second bedroom. The property has been decorated and furnished to a high standard and includes, double glazing, central heating, a video intercom entry system and car park. Deposit: £1,030. EPC Rating D.



2



2



1



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- Large bay window in the living room with excellent views
- Fully fitted modern kitchen with American style fridge freezer
  - House and en-suite bathroom
  - Allocated parking
- Excellent location, close to the Roundhay ammenities

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		
	68	79
<b>England &amp; Wales</b>	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	

