

Unit F22 Photon House, Percy Street, Leeds, LS12 1EG  
Tel: 0113 487 5850  
Email: leeds@ascendproperties.com  
www.ascendproperties.com

# Ascend

Built on higher standards



Victoria Riverside, Atkinson Street, Leeds

£900 PCM

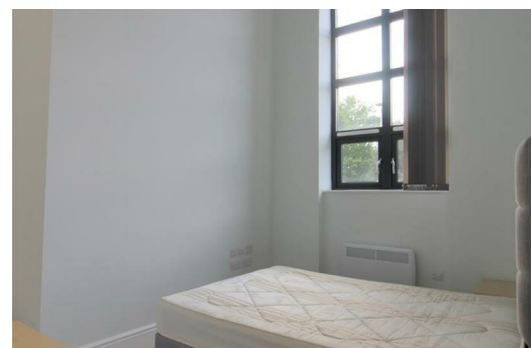
Located within the highly sought-after development Victoria Riverside, this beautifully presented one-bedroom ground floor apartment offers stylish, fully furnished accommodation just a short distance from Leeds city centre. Combining contemporary design with excellent convenience, this property is ideal for professionals seeking modern city living.

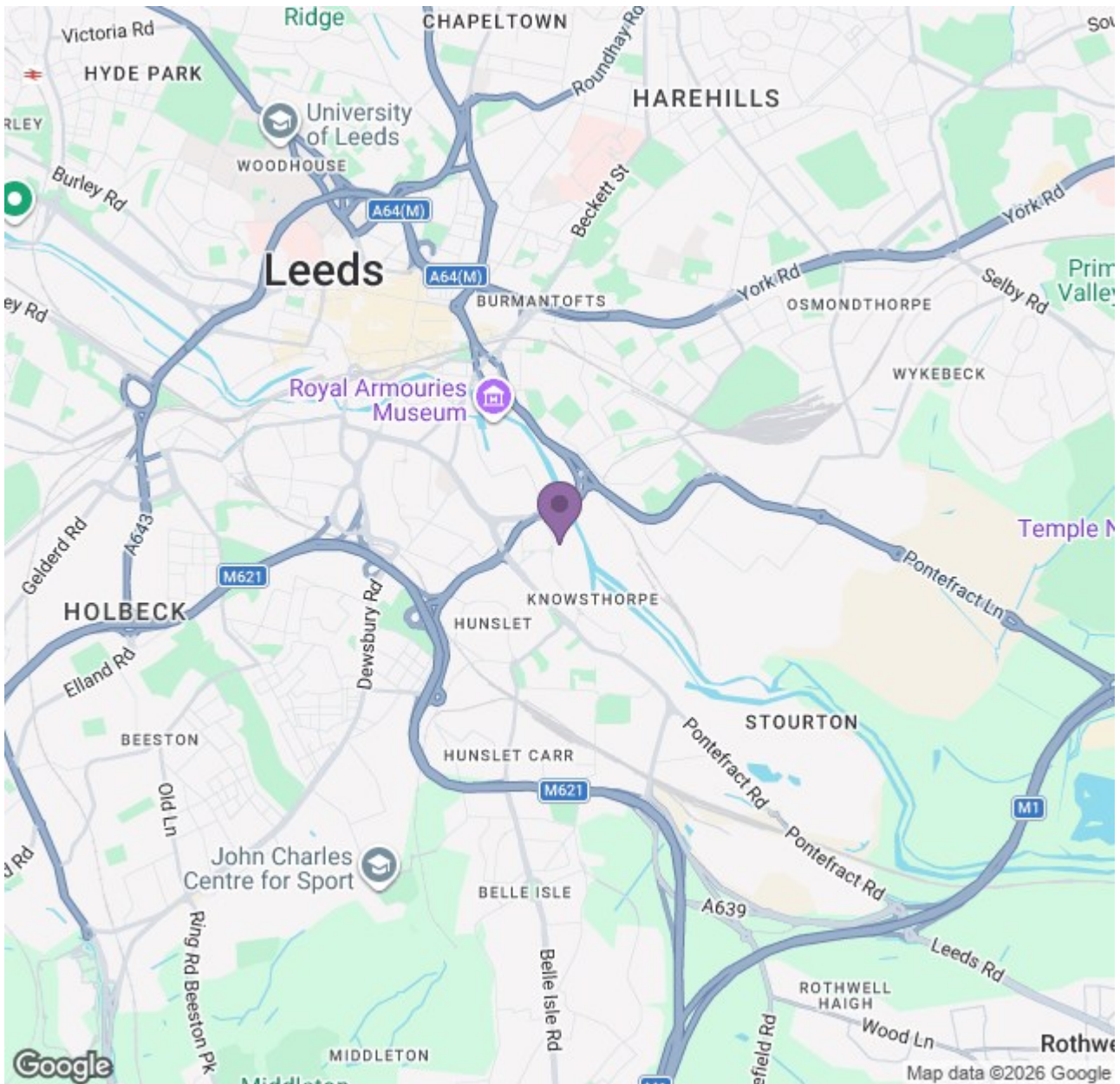
The apartment features a spacious open-plan living and kitchen area, complete with integrated appliances and designed to maximise both comfort and functionality. High ceilings and large windows create a bright and airy atmosphere throughout, allowing natural light to flood the living space and enhancing the apartment's modern appeal.

The property features a well-proportioned double bedroom and a sleek contemporary bathroom, while its high-quality finish and tasteful furnishings mean it is ready to move straight into. An allocated parking space is also included, providing added convenience in this popular city-fringe location.

Situated close to Leeds city centre, residents can enjoy easy access to a fantastic range of shops, restaurants, bars and leisure facilities, alongside excellent transport links for commuting further afield. Offering a blend of character, style and practicality, this is a fantastic opportunity to secure a home in one of Leeds' most desirable residential developments.

Don't miss out on this fantastic opportunity to live in this stunning mill development – we guarantee this apartment will be reserved quickly. Make sure to give our team a call today to for more information.





| Energy Efficiency Rating |        |      |       | Environmental Impact (CO <sub>2</sub> ) Rating |       |      |       |
|--------------------------|--------|------|-------|------------------------------------------------|-------|------|-------|
| Rating                   | Score  | Band | Score | Rating                                         | Score | Band | Score |
| A                        | 92-100 | A    | 100   | A                                              | 100   | A    | 100   |
| B                        | 81-91  | B    | 90    | B                                              | 80    | B    | 80    |
| C                        | 69-80  | C    | 70    | C                                              | 60    | C    | 60    |
| D                        | 55-68  | D    | 55    | D                                              | 40    | D    | 40    |
| E                        | 39-54  | E    | 39    | E                                              | 20    | E    | 20    |
| F                        | 29-38  | F    | 29    | F                                              | 10    | F    | 10    |
| G                        | 1-28   | G    | 1     | G                                              | 0     | G    | 0     |