

# Ascend

Built on higher standards



## 54 Devon Road Leeds LS2 9BA

- 2 Double Bedrooms
- Close to City Centre
- High Ceilings
- Top Floor
- Leasehold

## Offers In The Region Of £150,000

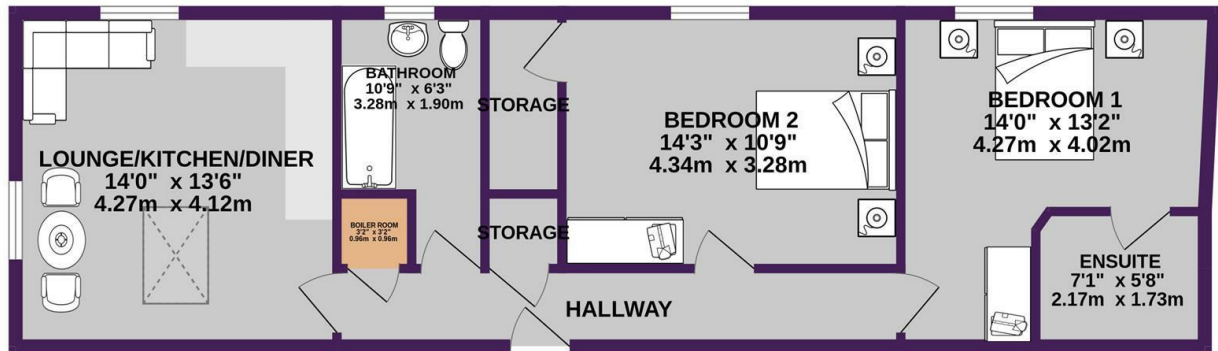


Ascend Properties are pleased to offer to the market this spacious two bedroomed apartment on the top floor of this converted Old Laboratory. Boasting double height ceilings, plentiful storage and in close proximity to Leeds City Centre, this larger than average apartment would suit investors or professionals alike.

In brief the property comprises of a stunning double height living/dining and kitchen space with Velux windows, integrated appliances, two good sized double bedrooms (one with en-suite), family bathroom and hallway with further storage cupboards.

Viewings by appointment only, please call to book in!

## GROUND FLOOR 703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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