



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		
England & Wales		
EU Directive 2002/91/EC		

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Regent Street, LS2 7JQ

£650 Per Month

Stoneacre Properties are pleased to be able to offer to let this one bedroom apartment located on the 3rd floor of this purpose built development of flats close to Leeds City Centre and therefore within reach of all shopping and transport amenities on offer there. Featuring a spacious reception room with kitchenette, double bedroom, shower room and access to the communal roof garden.

Available NOW!

- 1 BEDROOM
- THIRD FLOOR
- COMMUNAL GARDEN
- CLOSE PROXIMITY TO CITY CENTRE
- EPC - B
- COUNCIL TAX BAND - B
- AVAILABLE NOW!

Entrance

Secure entry system with lift leading up to the third floor.

Lounge

Good sized lounge featuring large windows which flood the room with natural light, Juliet balcony and kitchenette.

Bedroom

Wood strip laminate flooring, built in open wardrobe. Accommodates double bed.

Bathroom

Shower room comprising W.C, wash hand basin and shower cubicle.

Lease

We are advised by the vendor that the property is leasehold with an original term of 125 years from 2011. The current service charge is approximately £1232 per annum and ground rent is approximately £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

