



# 1 Viaduct Road

, Leeds, LS4 2BG

**£750 Per Calendar Month**



Welcome to this charming new build mezzanine style apartment located in The Prestons, Leeds, LS4. This delightful property, completed in 2021, offers a modern living experience in a vibrant area. Spanning an impressive 431 square feet, the apartment is designed to maximise space and comfort.

Upon entering, you will find a well-appointed reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The single bedroom provides a peaceful retreat, ideal for restful nights. The bathroom is stylishly finished, offering both functionality and comfort.

One of the standout features of this apartment is the convenience of parking for one vehicle, a valuable asset in this bustling city. The location is well-connected, providing easy access to local amenities, public transport, and the lively atmosphere of Leeds.

This property is perfect for first-time buyers, young professionals, or those seeking a low-maintenance lifestyle in a contemporary setting. With its modern design and prime location, this apartment is an excellent opportunity not to be missed. Come and experience the charm of The Prestons for yourself.



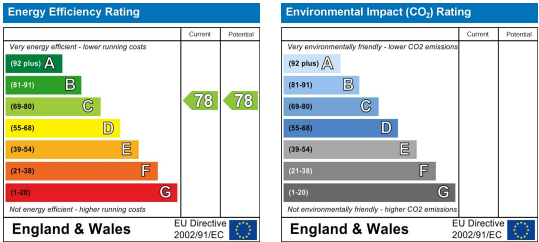
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.