



5 Rutland Court Leeds



2 Bedroom Apartment £139,995

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COMMUNAL ENTRANCE:

Access via a communal entrance with an intercom entry system.

Entrance Private Hallway:



Access via a front entrance door, access to the accommodation, heating radiator

Living Room & Dining Area:



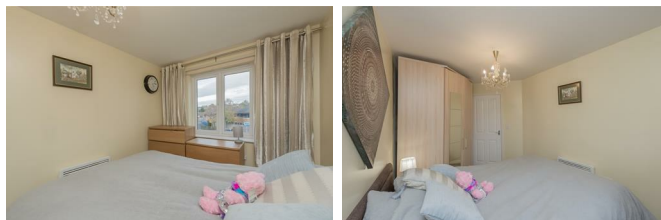
Double glazed windows, television point, electric heating radiator, ample space for sofas and a dining table and chairs, semi open plan to the fitted kitchen

Fitted Kitchen:



Having range of modern fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob with an extractor above, space for a fridge / freezer, plumbing for an integral washing / drying machine, heating radiator

Bedroom One:



Double glazed window, heating radiator, a range of fitted wardrobes providing useful storage and hanging space.

Bedroom Two:



Double glazed window, heating radiator, ample space for a range of bedroom furniture.

Bathroom / W.C.



A modern white suite comprising of a paneled bath, wash basin, low flush WC, central heating radiator, modern tiling.

TO THE OUTSIDE:



Communal Gardens:



Communal gardens surround the apartment block, use of communal bike store and bin storage.

Parking Space:



The property benefits from having allocated parking and use of 5 guest parking spaces

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	

Floor Plan



Ground Floor
Approx. 58.40 sqm.
(629 sqft.)