



## X1 Aire, Apt 803, East Street, Leeds, LS9 8EE


Brand new one-bedroom apartment with balcony in Leeds City Centre. Part of the incredible X1 Aire development.

X1 Aire's state-of-the-art apartments have captured the imagination of investors keen to capitalise on the under-supplied rental market in Leeds. This development will provide an array of luxury apartments ranging from bespoke one-bed apartments to stunning penthouse apartments.

Taking city centre living to the next level, X1 Aire will provide much-needed luxury apartments to the overheated private rental market in Leeds. In the era of high tenant demand, X1 Aire aims to provide everything that a modern tenant could possibly need in their new home - as well as spacious private spaces, X1 Aire will also contain state-of-the-art communal areas, including on-site amenities like a private residential gym and a management company courtesy of award-winning lettings agent X1 Lettings.

In addition to the on-site facilities X1 Aire has to offer, tenants are perfectly placed to enjoy everything that the vibrant city of Leeds offers its residents. Just a short walk from the city centre, X1 Aire's residents can easily enjoy the city's vast array of amenities, as well as the countless bars, restaurants and shops that take up residence in the centre. Furthermore, the wider city of Leeds and its surrounding towns and cities are easily accessible to residents of X1 Aire thanks to the city's excellent transport links, with both bus and train stations just a short walk from the development.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	