



## 1 PARK VILLAS

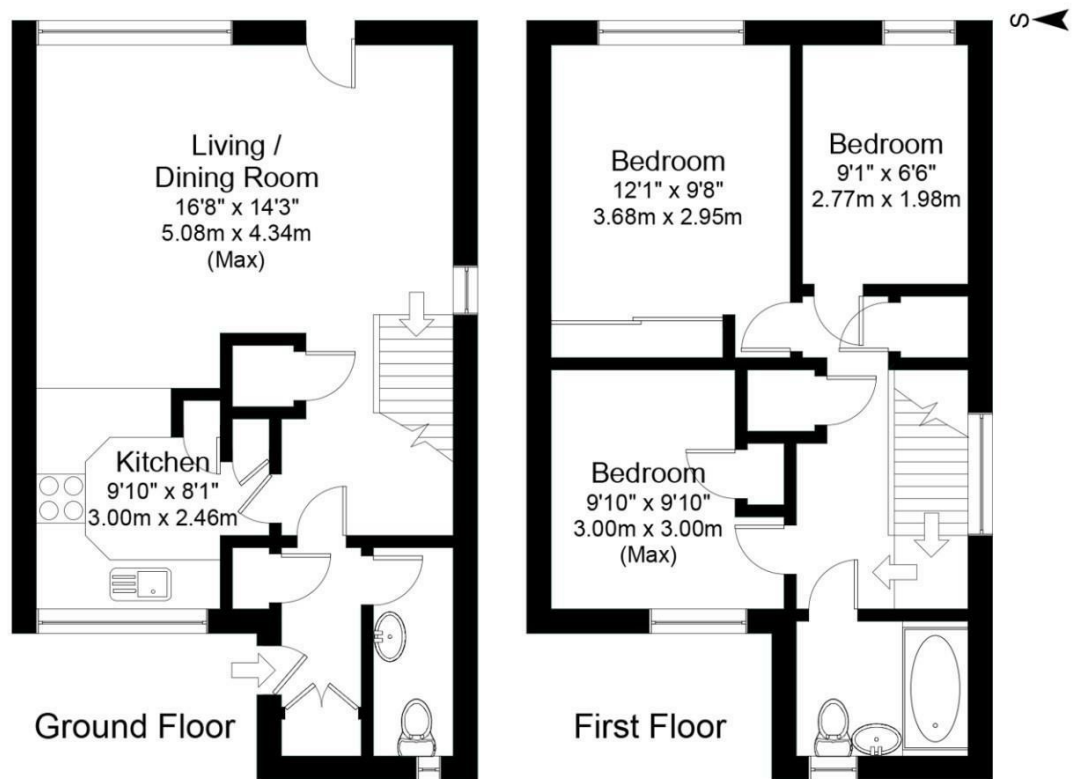
LEEDS, LS8 1SQ

£300,000  
LEASEHOLD

Fernwood is a prime setting of townhouses located in the heart of Roundhay on Park Villas. Competitively priced, this is an ideal first time buy or investment property positioned close to Roundhay Park and many sought after amenities.

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Gross internal floor area (approx.): 80.5 sq m (866 sq ft)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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