



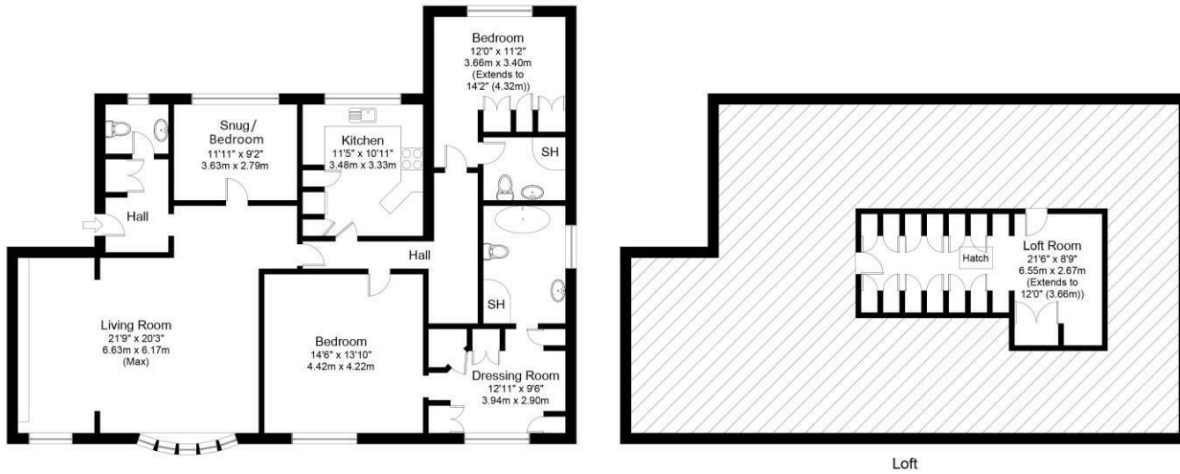
**7 SANDMOOR CLOSE**  
LEEDS, LS17 7RP

**£475,000**  
LEASEHOLD

**\*\*CHAIN FREE\*\*** Welcome to this stunning 1,500sqft apartment located on the prestigious Sandmoor Close in Alwoodley.

**MONROE**

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Loft



Gross internal floor area excluding loft (approx.): 139.7 sq m (1,504 sq ft)  
 Loft Room Gross internal floor area (approx.): 20.6 sq m (222 sq ft)  
 Combined Gross internal floor area (approx.): 160.4 sq m (1,726 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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