



18 WOODLANDS COURT OTLEY ROAD

LEEDS, LS16 6EZ

£185,000
FREEHOLD

Monroe is delighted to present this charming, airy top-floor apartment in a peaceful area which offers a balcony with stunning long-reaching views. The property also boasts access to beautiful communal gardens, making it perfect for summer as the property gets the sun all day long!

MONROE

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Garage
Approximate Floor Area
299 sq. ft
(27.77 sq. m)

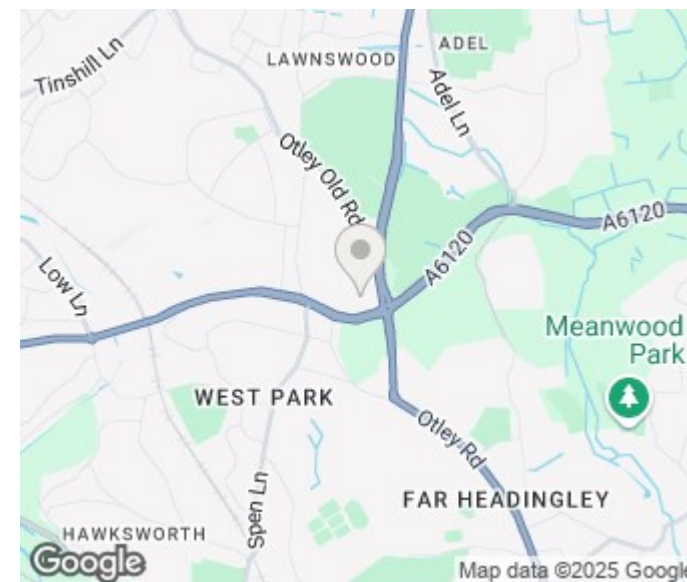
Lower Floor
Approximate Floor Area
24 sq. ft
(2.22 sq. m)

Top Floor
Approximate Floor Area
683 sq. ft
(63.45 sq. m)

Approx. Gross Internal Floor Area 1006 sq. ft / 93.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	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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