

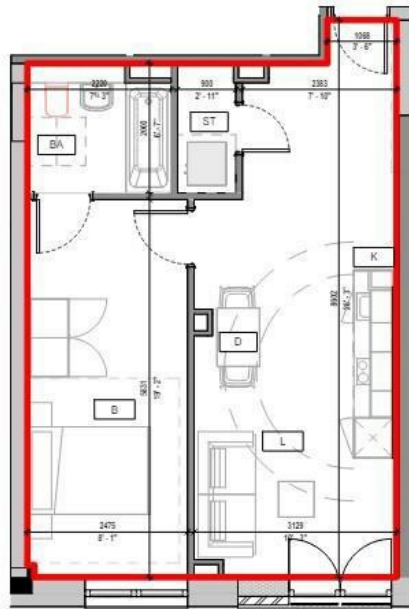
**FLAT 85 SPRINGWELL GARDENS, WHITWHALL ROAD**  
LEEDS, LS12 1FL

**£950 PER MONTH**

Welcome to Springwell Gardens, where modern living meets brand new luxury. Experience our stunning 1 bed with Juliette balcony, fully furnished and available now. With contemporary design, top-tier amenities, and a prime location, it's the epitome of sophisticated urban living.

**MONROE**

SELLERS OF THE FINEST HOMES



Springwell Gardens  
Apartment - A517



Note: Apartment Area and dimensions subject to Detailed Design and Construction Tolerances



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(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

Monroe Lettings  
Springwell Gardens Holbeck Leeds  
LS12 1AF

hello@monroestateagents.com

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