



## 41 SPRINGWELL GARDENS, WHITEHALL ROAD LEEDS, LS12 1FG

£190,000  
LEASEHOLD

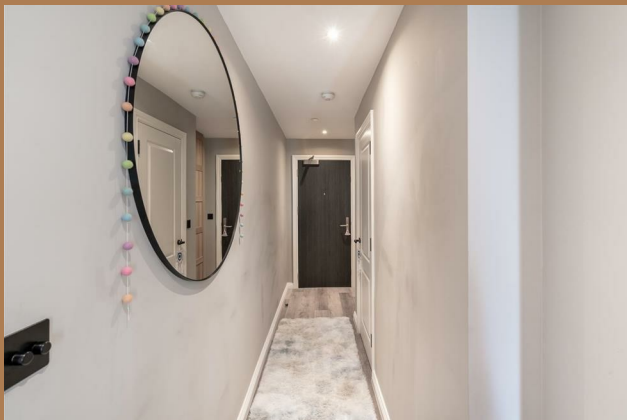
Discover the epitome of urban living with our south facing 1 bedroom apartment in the heart of the City Centre.

MONROE

SELLERS OF THE FINEST HOMES

## 41 SPRINGWELL GARDENS,

• Leeds City Centre • Brand New Development • South Facing • Integrated Appliances • Bespoke Built in Storage Throughout • Juliette Balcony • Communal Terrace/ Gardens • Stones Throw Away From Leeds Station • Great Investment Opportunity



Springwell Gardens is flawlessly designed by multi-award-winning architects to deliver a level of luxury unrivalled in the city of Leeds. This development seamlessly blends thoughtful interior design with functional communal spaces, offering private terraces, a roof garden, and workspaces that epitomise modern indoor-outdoor living in the heart of the city.

This 1-bedroom apartment spans 371 sq. ft., overlooking the tranquil courtyard. The contemporary open-plan layout includes a spacious kitchen-living-diner, complete with a Porcelanosa handleless kitchen, Krion worktops, integrated modern appliances, and a Porcelanosa bathroom suite. The current owner has also maximised on storage throughout the flat by installing bespoke storage units within the entrance hall and the bedroom of the apartment.

This property is a turnkey home or investment opportunity. The prime city centre location offers unparalleled connectivity, with Leeds Train Station, the vibrant city centre, and the transformative £350 million CEG Holbeck Urban Village Southbank development all within a 10-minute walk.

### IMPORTANT INFORMATION:

Service Charge: 1,012.04 PA

Ground Rent: £0 PA

Lease: 999 years

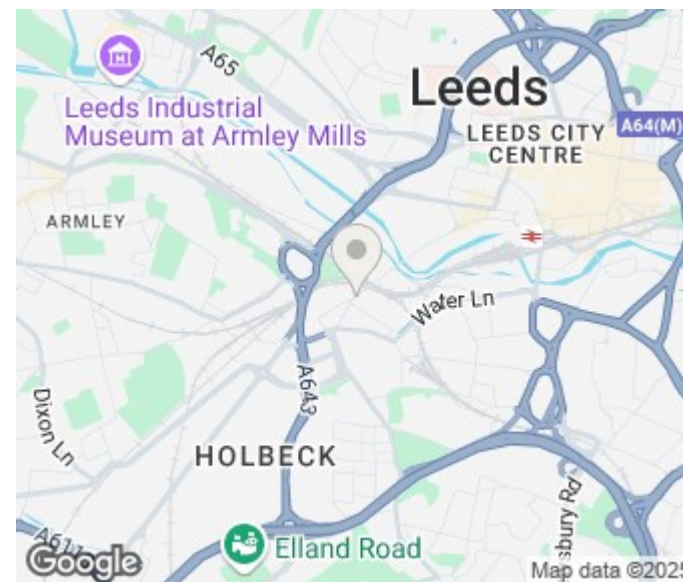
ESW1 Compliant

For further details or to arrange a viewing, please contact Monroe at 0113 350 0866. Act now to secure this premium apartment!

## 41 SPRINGWELL GARDENS,







| Energy Efficiency Rating  |  | Current | Potential |
|---|--|---------|-----------|
| <b>Very energy efficient - lower running costs</b><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 87      | 88        |
| <b>Not energy efficient - higher running costs</b>  |  |         |           |

**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

Leeds City Centre  
Leeds City Centre  
Whitehall Road Leeds  
LS12 1FJ

0113 350 0866  
citycentre@monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES