



41 SPRINGWELL GARDENS, WHITEHALL ROAD LEEDS, LS12 1FG

£170,000
LEASEHOLD

Prime south-facing 1-bedroom apartment in Leeds City Centre—an ideal hands-off investment with strong rental demand and high yield potential.

MONROE

SELLERS OF THE FINEST HOMES

41 SPRINGWELL GARDENS,

• Leeds City Centre • Brand New

Development • South Facing Juliette

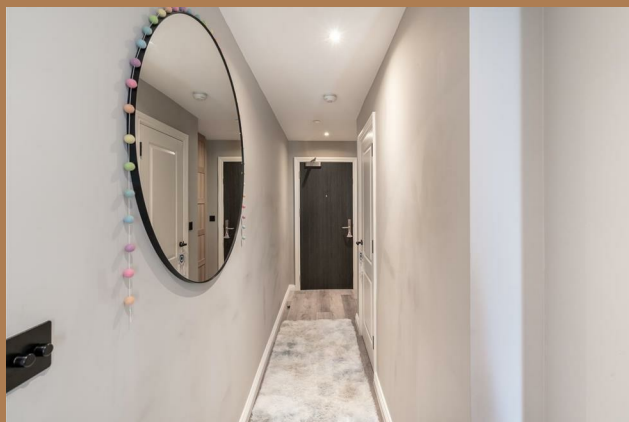
Balcony • Integrated Appliances • Bespoke Built in

Storage Throughout • EWS1 Compliant • Communal

Terrace/ Gardens • Stones Throw Away From Leeds

Station • Buildzone Warranty • APPROX 7.5% NET

RENTAL YIELD



Investor-Ready, Luxury Apartment in Prime Leeds

Location – Excellent Yield Potential

Springwell Gardens is a standout development flawlessly designed by multi-award-winning architects to deliver a level of luxury unrivalled in the city of Leeds. This premium scheme blends contemporary interiors with exceptional communal amenities, including private terraces, a landscaped roof garden, and co-working spaces—perfectly suited to modern city living.

This 1-bedroom apartment spans 371 sq. ft. and overlooks a peaceful courtyard. The interior features a modern open-plan layout with a high-spec Porcelanosa handleless kitchen, Krion worktops, integrated appliances, and a sleek Porcelanosa bathroom suite. The current owner has enhanced functionality by adding bespoke storage in both the entrance hall and bedroom, maximising usable space.

This property offers a strong net rental yield of over 7% at the current asking price—making it an ideal turnkey investment opportunity.

Located in the heart of Leeds, just a 10-minute walk from Leeds Train Station and the £350 million Holbeck Urban Village Southbank regeneration zone, this apartment is perfectly positioned for both professional tenants and long-term capital growth.

Key Investment Details:

Net Yield: Approx. 7.04%

Service Charge: £1,012.04 p.a.

Ground Rent: £0 p.a.

Lease: 999 years

ESW1 Compliant

High tenant demand and excellent transport links

Whether you're a first-time buyer or a seasoned investor, this apartment ticks all the boxes for luxury, location, and long-term return.

For more information or to arrange a viewing, contact Monroe on 0113 350 0866. Act fast—this opportunity won't last.

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