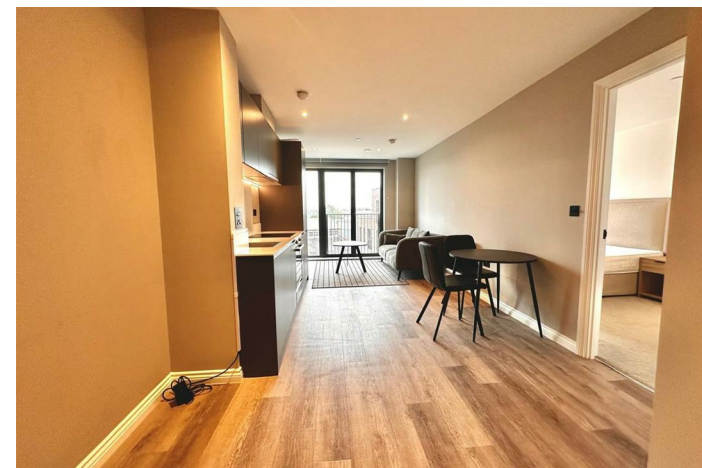
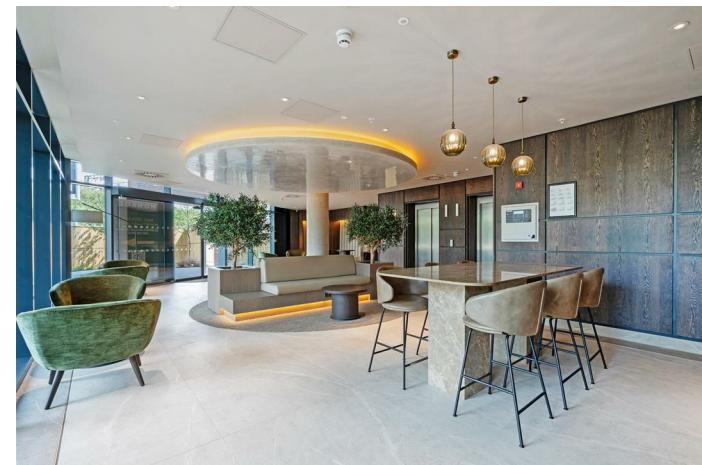




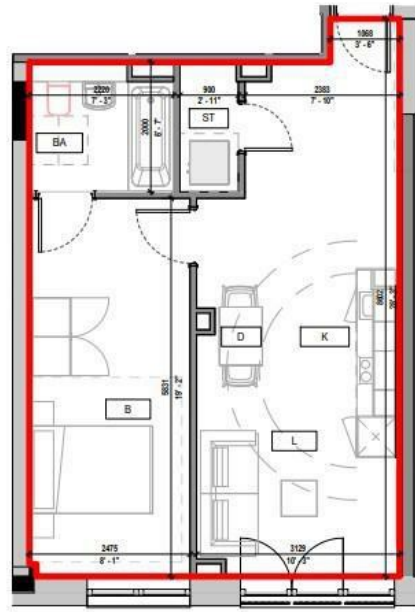
## FLAT 65 SPRINGWELL GARDENS, WHITEHALL ROAD LEEDS, LS12 1FG

£185,000  
LEASEHOLD

Exceptional Investment Opportunity: Luxury 1-Bedroom Suite at Springwell Gardens with Tenant in Situ

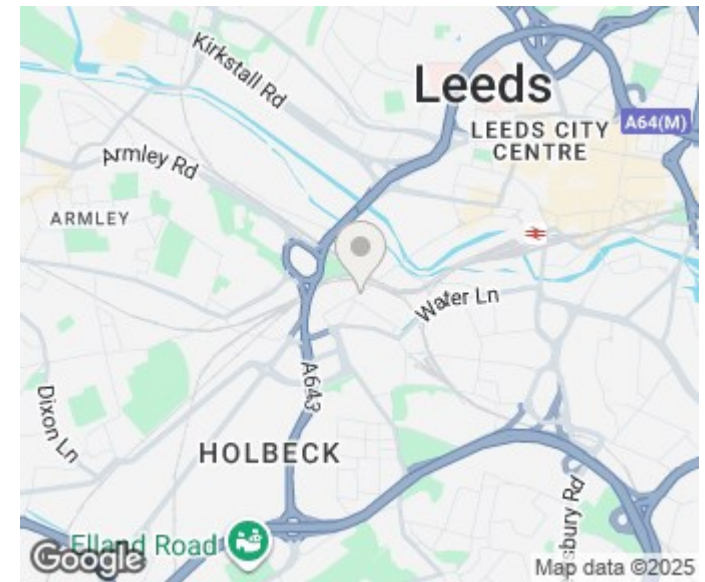
MONROE

SELLERS OF THE FINEST HOMES



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

Springwell Gardens  
Apartment - A417



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