

Apartment

# FLAT A, 8 ST ANNS ROAD, HEADINGLEY, LEEDS, LS6 3NX

Per Month

## £825 Per

FEATURES



**SJM** ©  
**PROPERTIES**

# 1 Bedroom Apartment located in Leeds

Call us on

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**Council Tax Band**

**A**

Modern Apartment Near Sainsbury's in Headingley

This modern apartment offers a blend of convenience and comfort, ideally located near Sainsbury's in Headingley.

Features:

**Spacious Lounge:** A large lounge area furnished with comfortable sofas, perfect for relaxation and socializing.

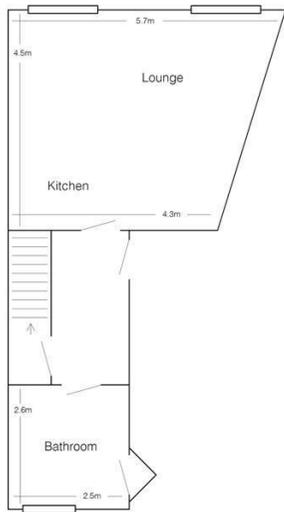
**Open Plan Kitchen:** A fully fitted modern kitchen, open to the lounge, equipped with a washing machine, making daily chores easy.

**Comfortable Bedroom:** A double bedroom furnished with a double bed, wardrobe, chest of drawers, desk, and chair, providing ample storage and workspace.

**Stylish Bathroom:** A tiled bathroom featuring a shower over the bath, combining functionality with modern design.

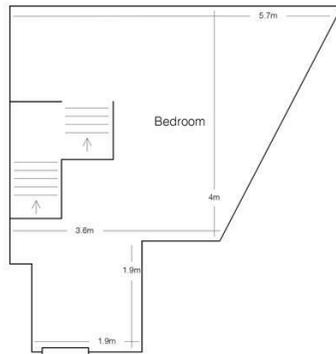
**Year-Round Comfort:** The apartment is double glazed and includes an alarm system for added security.

**Convenient Parking:** Benefit from free off-street parking, adding an extra layer of convenience.



Ground Floor

8a St Anne's Road  
(drawing not to scale)



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		59	69
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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 are advised to recheck the measurements.

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**PROPERTIES**