



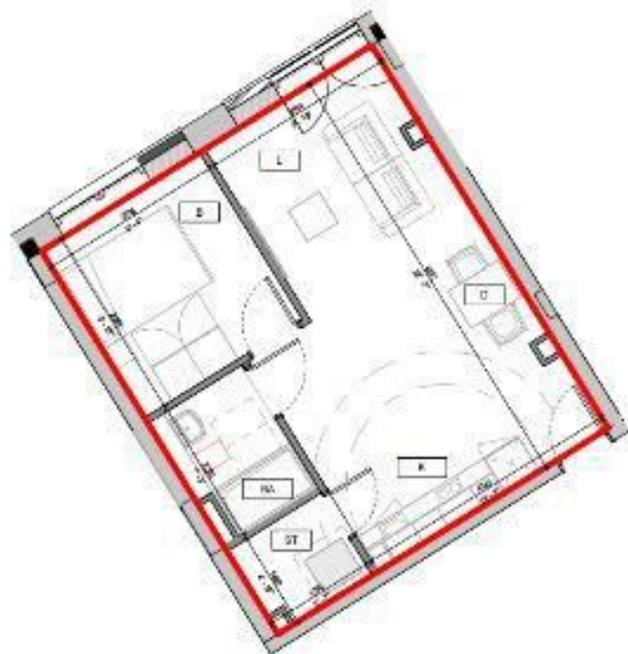
**FLAT 52 SPRINGWELL GARDENS, SPRINGWELL ROAD  
LEEDS, LS12 1FG**

**£1,050 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.

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*Note: Apartment Area and dimensions subject to Detailed Design and Construction Information*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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

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