

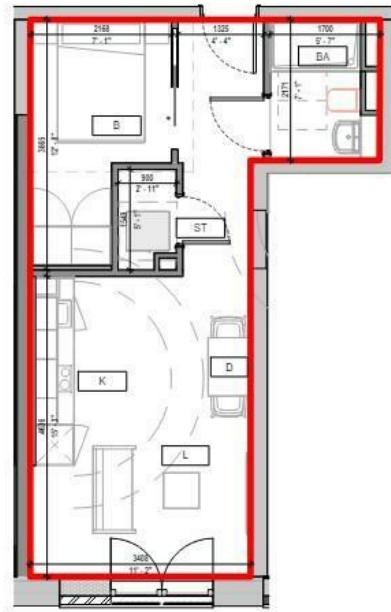
**FLAT 44 SPRINGWELL GARDENS, WHITEHALL ROAD**  
LEEDS, LS12 1FG

**£900 PER MONTH**

First month rent free if you move in by 31/12/25 | Lower deposit available | 1-bed furnished apartment |  
Walk to city centre & motorways

**MONROE**

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

Springwell Gardens  
Apartment - A316



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 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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