



FLAT 3 ST. HELENS LANE LEEDS, LS16 8BS

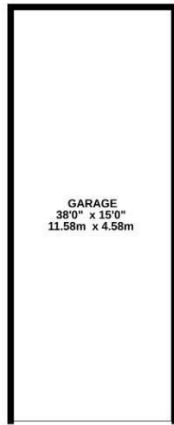
£750,000
LEASEHOLD

Monroe is delighted to present this spacious and beautifully arranged two-storey flat in the sought-after area of Adel, offering over 2,300 sq. ft. of versatile living space. Combining the feel of a house with the convenience of apartment living, this impressive home features generous reception areas, multiple bedrooms, and excellent storage throughout.

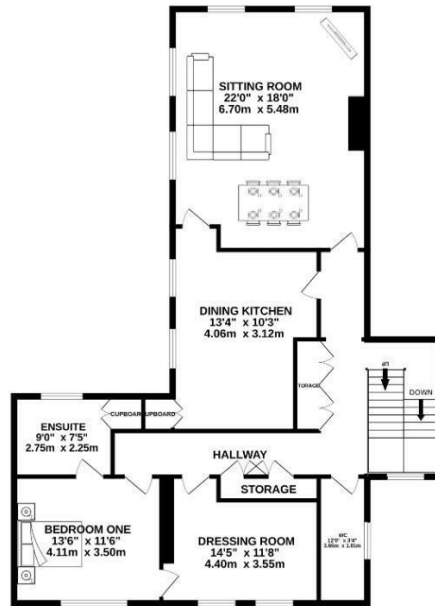
MONROE

SELLERS OF THE FINEST HOMES

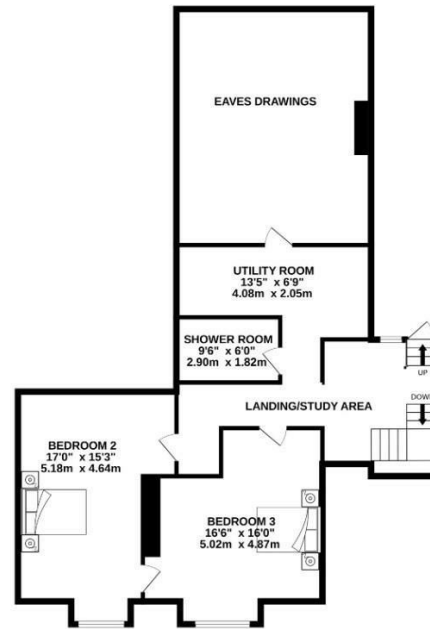
GARAGE
570 sq ft. (53.0 sq.m.) approx.



1ST FLOOR
1217 sq ft. (113.1 sq.m.) approx.

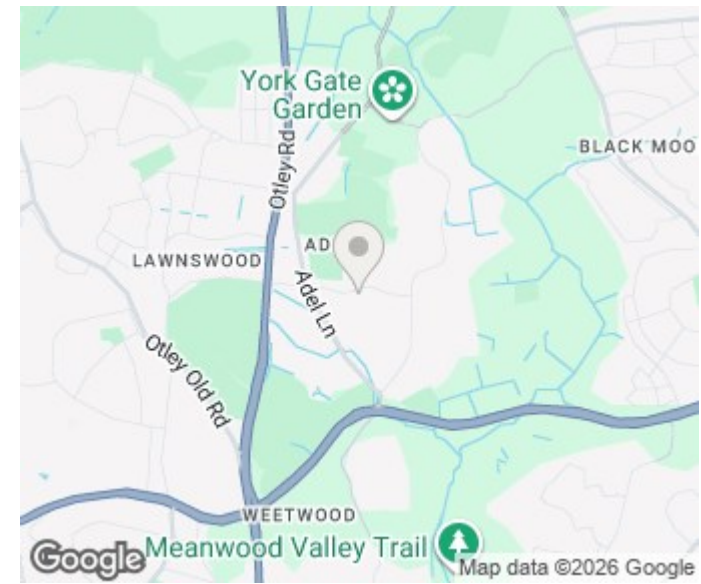


2ND FLOOR
1084 sq ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 2871 sq.ft. (266.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(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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