



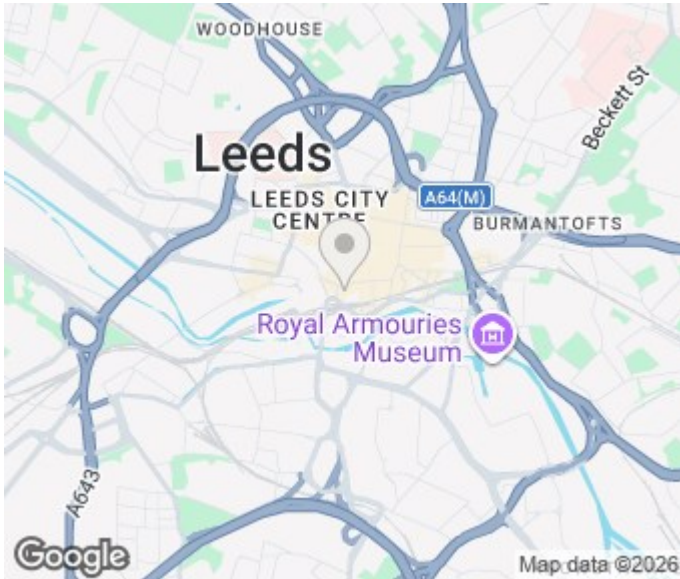
## APARTMENT 4, 8 NEW STATION STREET LEEDS, LS1 5AD


£950 PER MONTH

We are pleased to offer this spacious and characterful one-bedroom apartment in the heart of Leeds City Centre, just a stone's throw from Leeds Train Station, Trinity Shopping Centre, and Briggate. Located on New Station Street, the property features original period details including shutter-style windows and high ceilings. Inside, you'll find a large open-plan kitchen and living area, a generously sized double bedroom, and a modern house bathroom. Ideal for city professionals or commuters, this apartment offers the perfect blend of style, space, and unbeatable convenience.

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| 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>                                   |   | 74        |
| (55-68) <b>D</b>                                   | 59  |           |
| (39-54) <b>E</b>                                   |   |           |
| (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/tenants are advised to recheck the measurements

Monroe Lettings and Property  
Management  
Whitehall Road  
Leeds  
LS12 1FJ

0113 350 0866  
hello@monroelettings.com  
www.monroelettings.com

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