



**FLAT 9 SPRINGWELL GARDENS, SPRINGWELL ROAD  
LEEDS, LS12 1FG**

**£1,800 PER MONTH**

We're excited to present a stunning brand-new 3-bedroom, 2-bathroom apartment in the Springwell Gardens development, available to rent now! Take advantage of our lower deposit option and secure your new home today. Move in before 31st March and enjoy your first month rent free

**MONROE**

SELLERS OF THE FINEST HOMES



Springwell Gardens  
Apartment - A201



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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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