



41 SPRINGWELL GARDENS, WHITEHALL ROAD LEEDS, LS12 1FG

£180,000
LEASEHOLD

Prime south-facing 1-bedroom apartment in Leeds City Centre—an ideal hands-off investment with strong rental demand and high yield potential.

MONROE

SELLERS OF THE FINEST HOMES

41 SPRINGWELL GARDENS,

- Leeds City Centre • Brand New Development
- South Facing • Integrated Appliances
- Bespoke Built in Storage Throughout
- Juliette Balcony • Communal Terrace/Gardens
- Stones Throw Away From Leeds Station
- Great Investment Opportunity • APPROX 7.5% NET RENTAL YIELD



Investor-Ready, Luxury Apartment in Prime Leeds

Location – Excellent Yield Potential

Key Investment Details:

Net Yield: Approx. 7.04%

Service Charge: £1,012.04 p.a.

Ground Rent: £0 p.a.

Lease: 999 years

ESW1 Compliant

High tenant demand and excellent transport links

Whether you're a first-time buyer or a seasoned investor, this apartment ticks all the boxes for luxury, location, and long-term return.

For more information or to arrange a viewing, contact Monroe on 0113 350 0866. Act fast—this opportunity won't last.

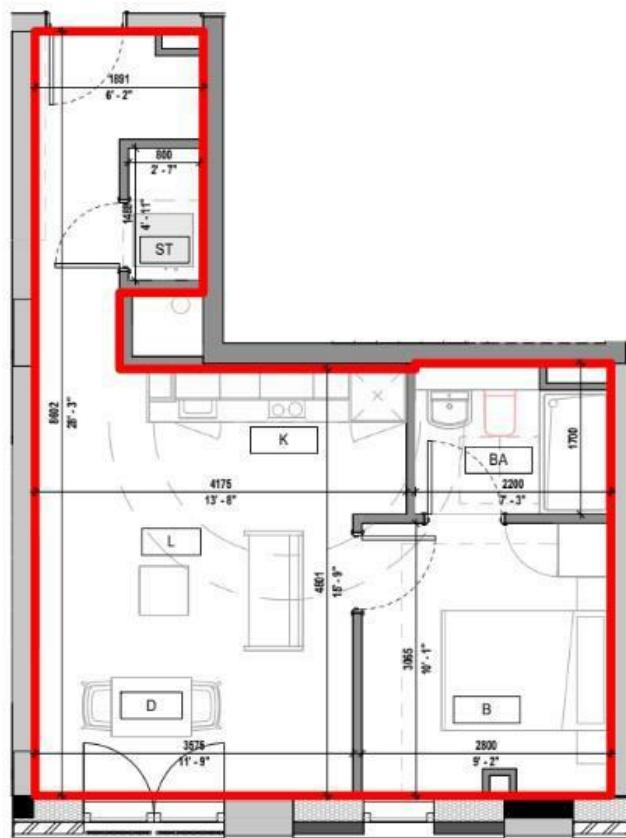
This 1-bedroom apartment spans 371 sq. ft. and overlooks a peaceful courtyard. The interior features a modern open-plan layout with a high-spec Porcelanosa handleless kitchen, Krion worktops, integrated appliances, and a sleek Porcelanosa bathroom suite. The current owner has enhanced functionality by adding bespoke storage in both the entrance hall and bedroom, maximising usable space.

This property offers a strong net rental yield of over 7% at the current asking price—making it an ideal turnkey investment opportunity.

Located in the heart of Leeds, just a 10-minute walk from Leeds Train Station and the £350 million Holbeck Urban Village Southbank regeneration zone, this apartment is perfectly positioned for both professional tenants and long-term capital growth.

41 SPRINGWELL GARDENS,





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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