



41 SPRINGWELL GARDENS, WHITEHALL ROAD
LEEDS, LS12 1FG

£175,000
LEASEHOLD

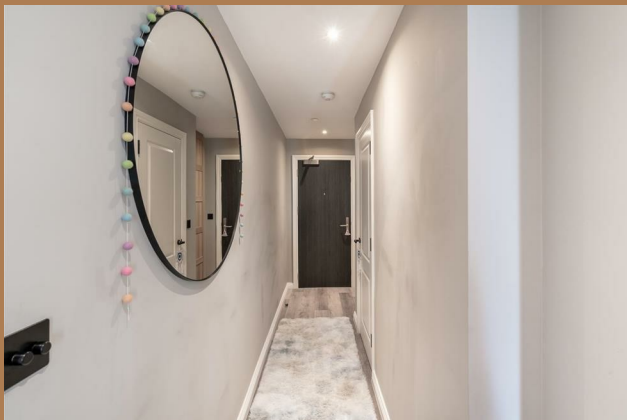
Prime south-facing 1-bedroom apartment in Leeds City Centre—an ideal hands-off investment with strong rental demand and high yield potential.

MONROE

SELLERS OF THE FINEST HOMES

41 SPRINGWELL GARDENS,

- Leeds City Centre • Brand New Development • South Facing Juliette Balcony • Integrated Appliances • Bespoke Built in Storage Throughout • EWS1 Compliant • Communal Terrace/ Gardens • Stones Throw Away From Leeds Station • Buildzone Warranty • APPROX 7.5% NET RENTAL YIELD



Investor-Ready, Luxury Apartment in Prime Leeds
Location – Excellent Yield Potential

Springwell Gardens is a standout development flawlessly designed by multi-award-winning architects to deliver a level of luxury unrivalled in the city of Leeds. This premium scheme blends contemporary interiors with exceptional communal amenities, including private terraces, a landscaped roof garden, and co-working spaces—perfectly suited to modern city living.

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.

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

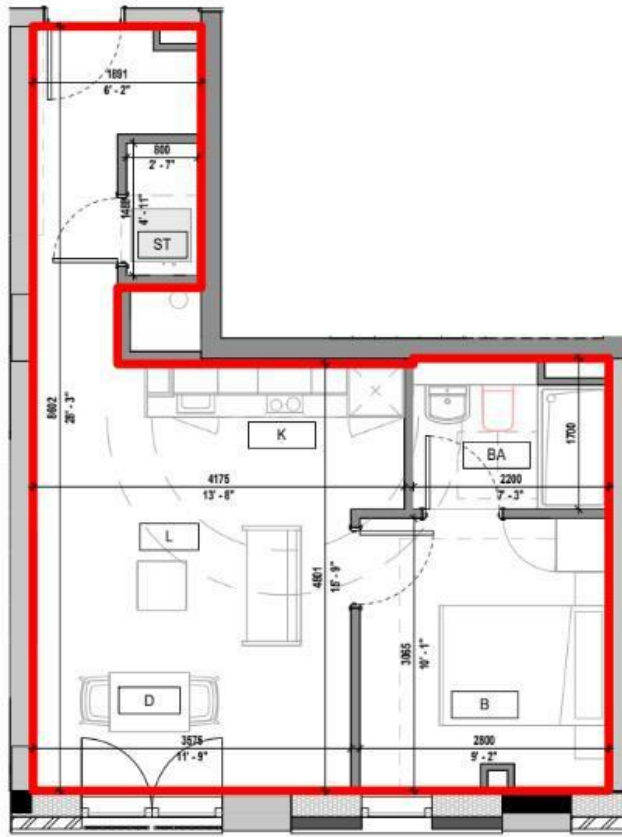
High tenant demand and excellent transport links

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.

41 SPRINGWELL GARDENS,





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

Leeds City Centre
 Leeds City Centre
 Whitehall Road Leeds
 LS12 1FJ

0113 350 0866
 citycentre@monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES