



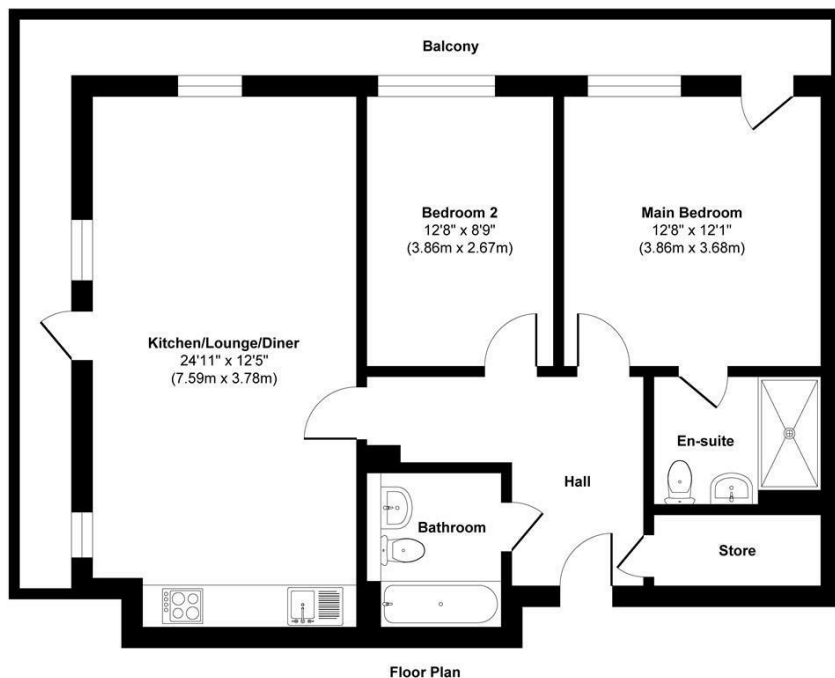
## APARTMENT 126 ROBERTS WHARF, NEPTUNE STREET LEEDS, LS9 8DW

£320,000  
LEASEHOLD

Penthouse Apartment | Two Bed, Two Bath | 7th Floor | Close to Leeds Docks | Stunning River Views |  
Wrap Around Terrace\* | Open Plan Living Kitchen Area | Parking |

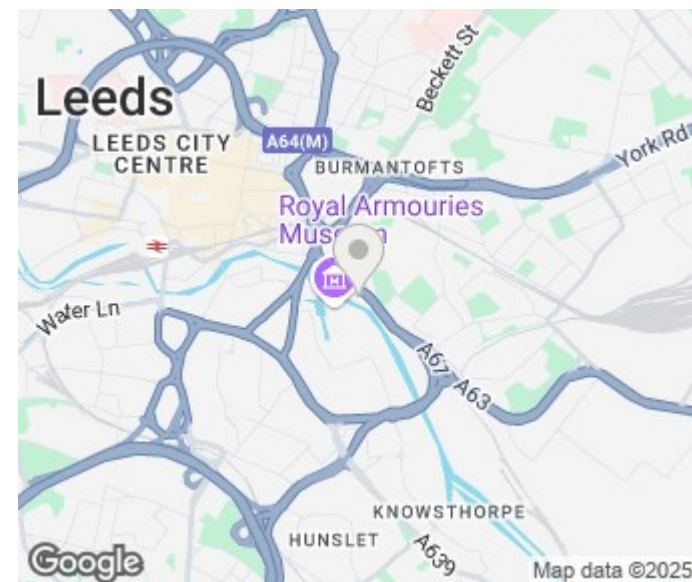
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**Approx. Gross Internal Floor Area 796 sq. ft / 74.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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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**MONROE**

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