



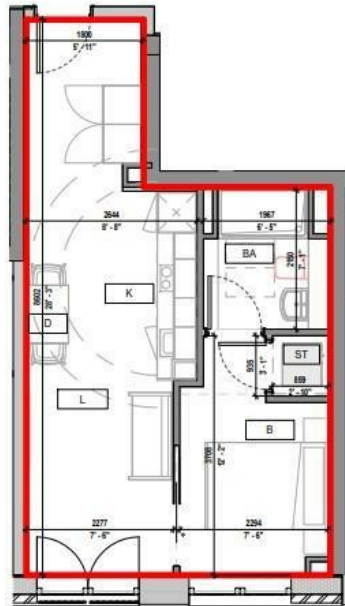
## FLAT 80 SPRINGWELL GARDENS, WHITEHALL ROAD LEEDS, LS12 1FH

£120,000  
LEASEHOLD

Secure a prime investment in the heart of Leeds City Centre with this modern 304 sqft apartment, currently tenanted. Enjoy immediate rental income from a sleek, contemporary urban home in a highly sought-after location.

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

Springwell Gardens  
Apartment - A412



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 88                         | 88        |
| (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<br>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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