



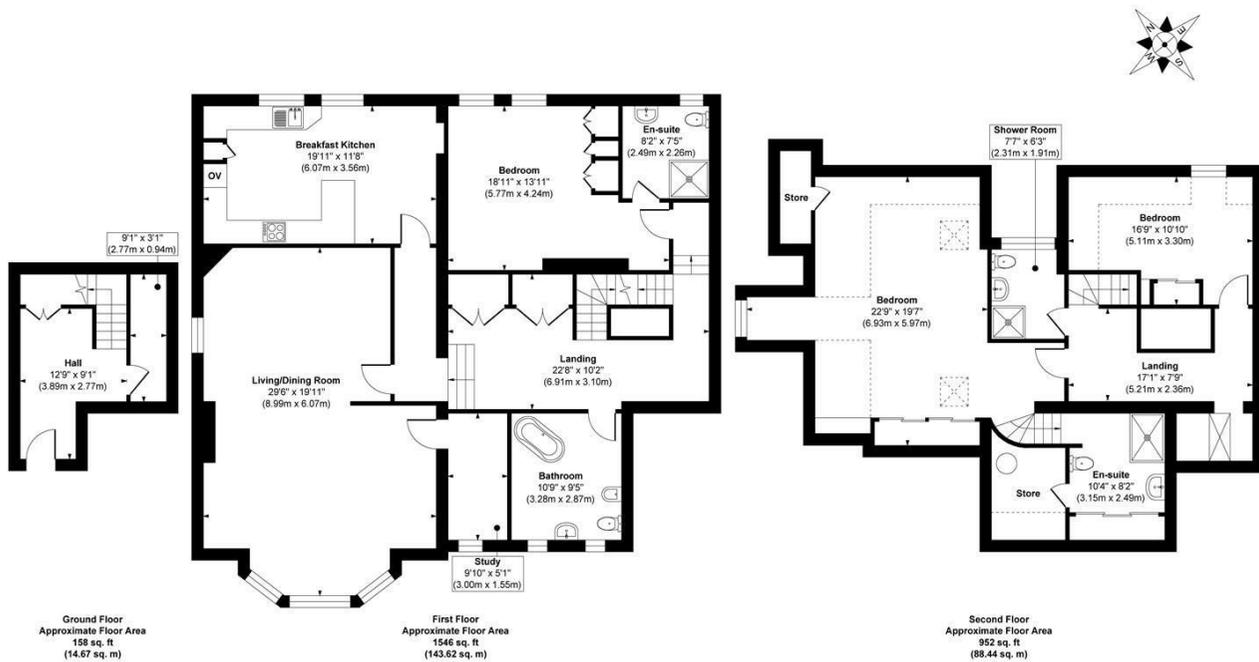
**FLAT 1, 199 OAKWOOD LANE**  
ROUNDHAY, LS8 2PE

**£550,000**  
SHARE OF FREEHOLD

Set over three stylish floors, this beautifully presented apartment offers spacious living just minutes from Roundhay Park. Featuring three bedrooms, three bathrooms, two office spaces, and a stunning kitchen diner, the home blends period charm with modern finishes. With off-street parking for three cars and a private garden, this is a rare opportunity in one of Leeds' most sought-after locations.

**MONROE**

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 2656 sq. ft / 246.73 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Zenith Creations.



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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES