



**FLAT 2 ST. HELENS LANE**  
LEEDS, LS16 8BS

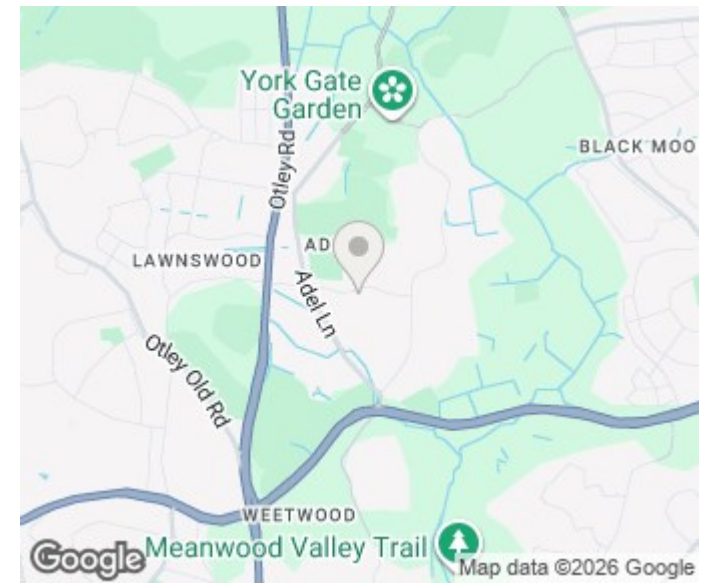
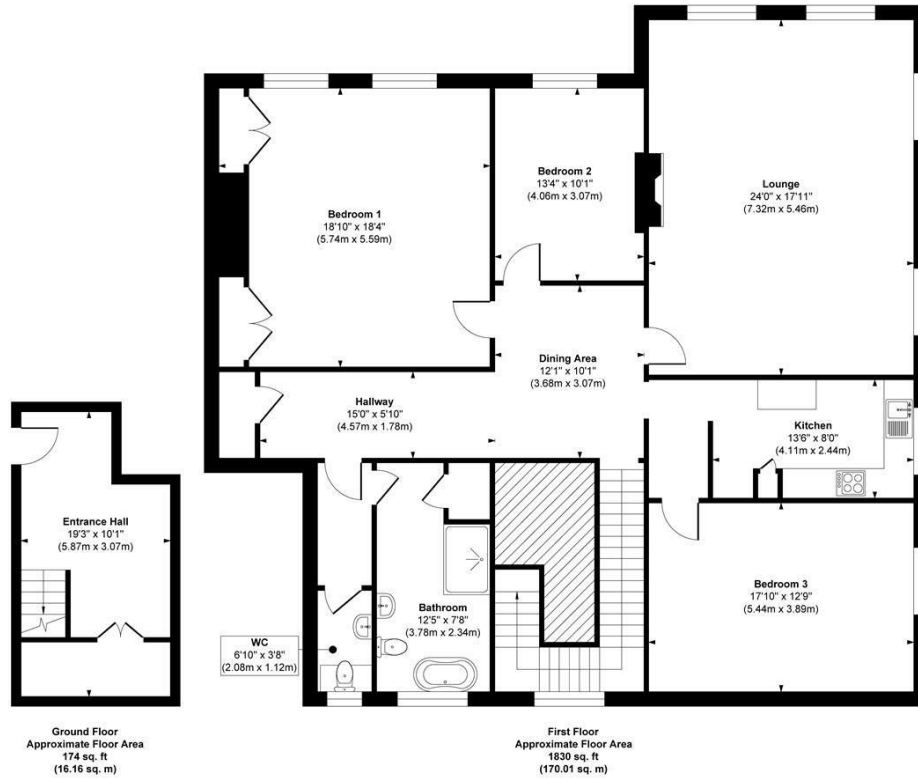
**£600,000**  
LEASEHOLD

Monroe is delighted to present this impressive and generously proportioned residence at Athill Court, Adel offers an abundance of living space arranged across two floors, making it an ideal home for families or those seeking versatile accommodation.

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# Athill Court, Adel



**Approx. Gross Internal Floor Area 2004 sq. ft / 186.17 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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