



## 61 THE FAIRWAY

LEEDS, LS17 7PE

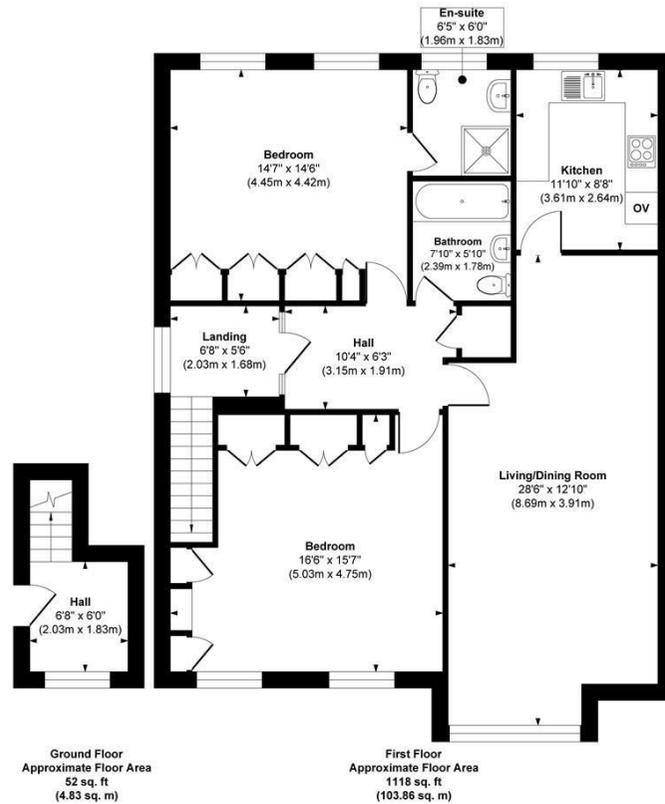
£295,000  
LEASEHOLD

Monroe is delighted to present this exceptionally spacious, chain free two-bedroom first-floor apartment, boasting over 1,170 sq. ft. of living space in the heart of prestigious Alwoodley. This apartment is an ideal find for professionals, downsizers, or investors looking to tap into the high-demand Alwoodley market.

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## The Fairway, Leeds



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>		<b>73</b>	<b>77</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	

**Approx. Gross Internal Floor Area 1170 sq. ft / 108.69 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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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