



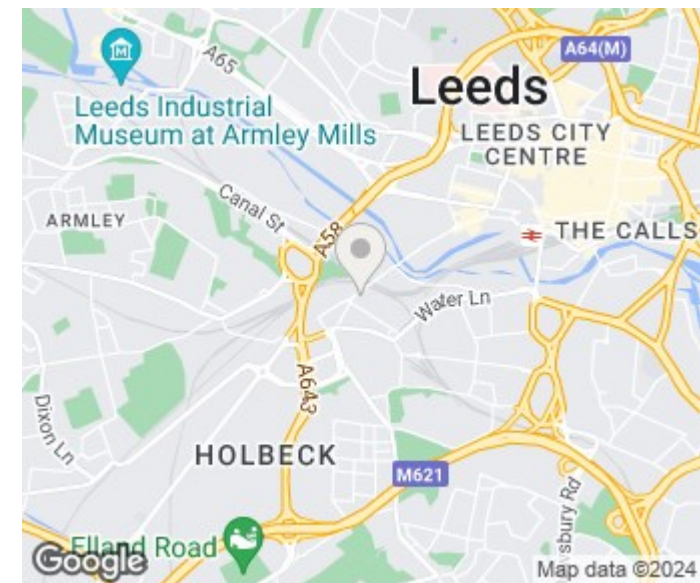
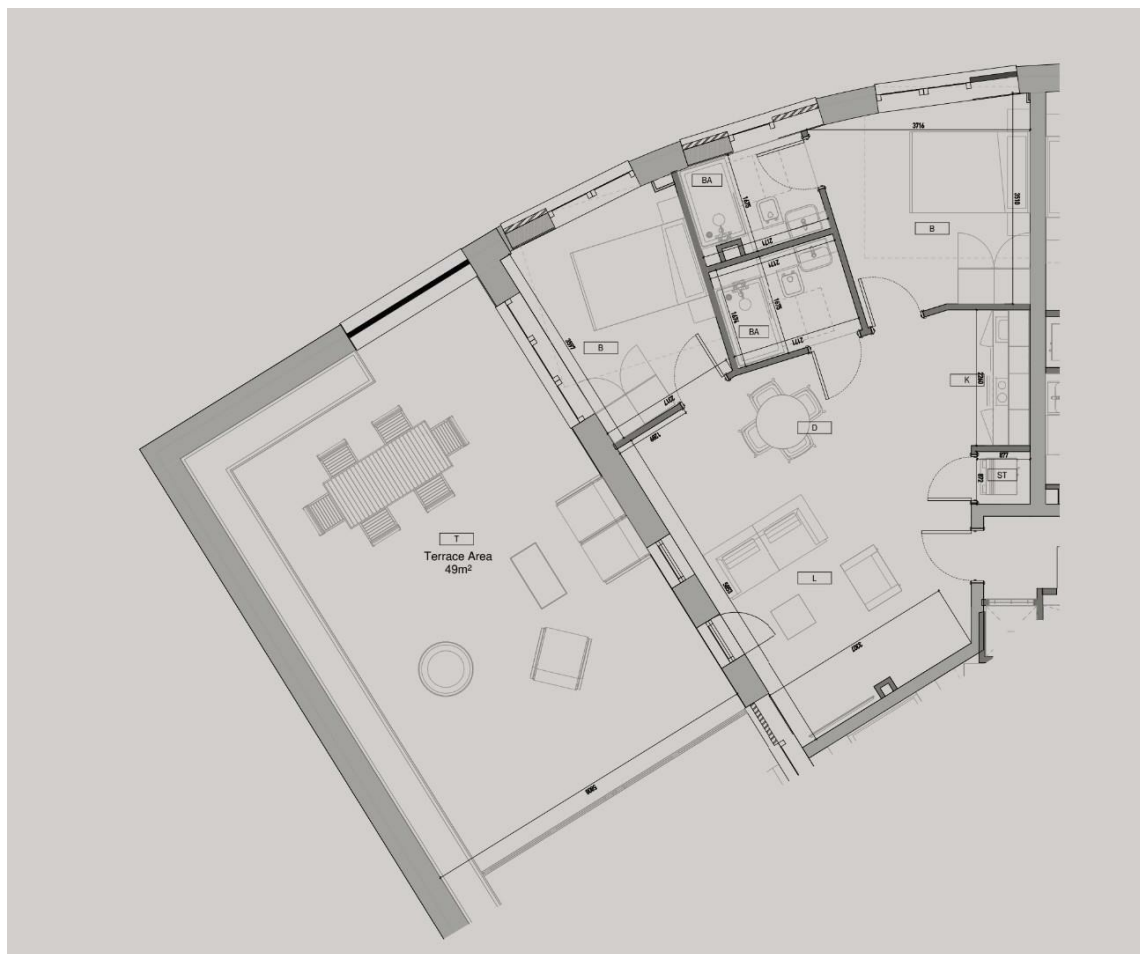
## FLAT 157 SPRINGWELL GARDENS, SPRINGWELL ROAD LEEDS, LS12 1AW

£380,000  
LEASEHOLD

Indulge in the pinnacle of luxury living at Springwell Gardens – where sophistication meets serenity, and every moment is an embrace of elegance. This fantastic two bedroom apartments offers over 600 sqft of internal living space and a South-facing terrace of over 500sqft!

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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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