



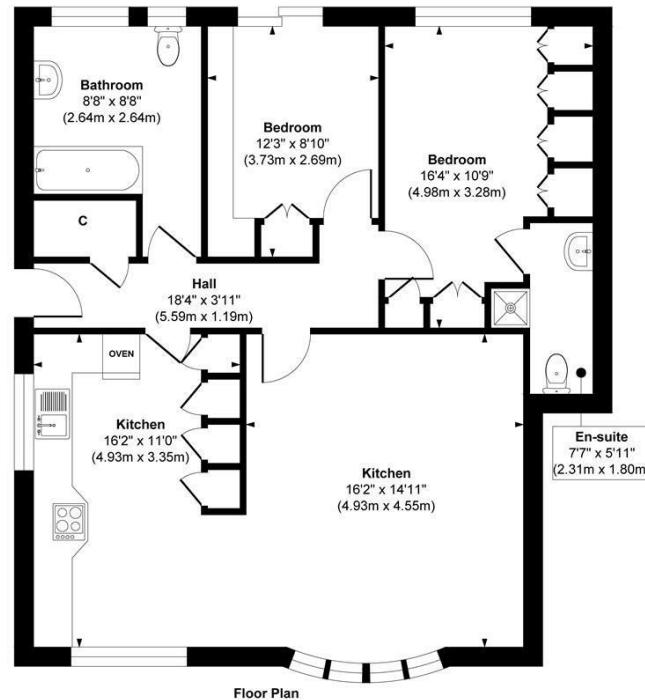
1, 18, GEORGIAN COURT THE CRESCENT
LEEDS, LS17 7LZ

£275,000
LEASEHOLD

I understand that you are looking for a wonderful flat with two bedrooms, offering modern living in the fantastic area of Alwoodley, North Leeds.

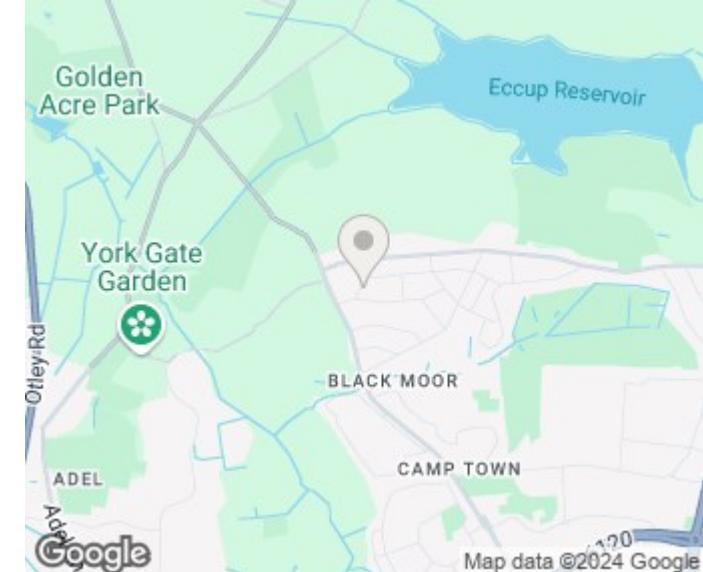
MONROE

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 886 sq. ft / 82.31 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)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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MONROE

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