



**37 ROBINWOOD COURT  
LS8 1DZ**

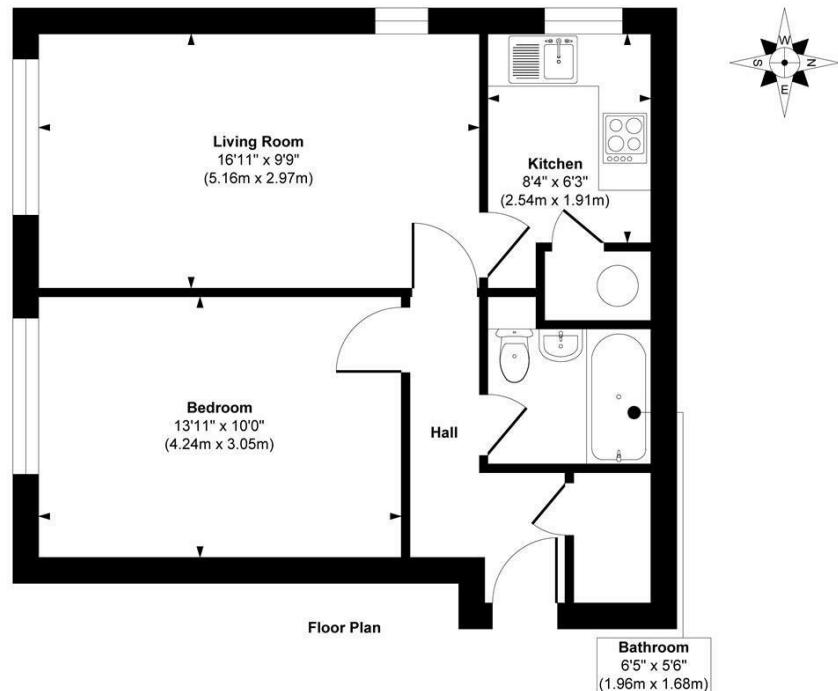
**£145,000  
LEASEHOLD**

\*\*\*ATTENTION LANDLORDS, MARKETED WITH TENANT IN SITU, PERFECT DEVELOPMENT OPPORTUNITY\*\*\*

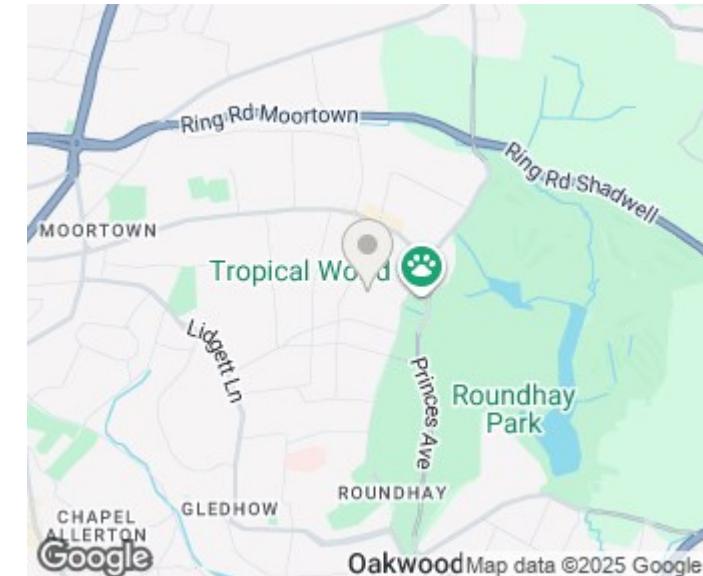
This beautifully presented one-bedroom apartment is chain-free, with a 956-year lease and modern upgrades throughout. With green views, communal gardens, a private garage, and stylish interiors, it's ideal for first-time buyers, downsizers, or investors alike.

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**Approx. Gross Internal Floor Area 483 sq. ft / 44.87 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		76
(55-68)	D		
(39-54)	E	46	
(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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