

## 29 PRINCESS COURT

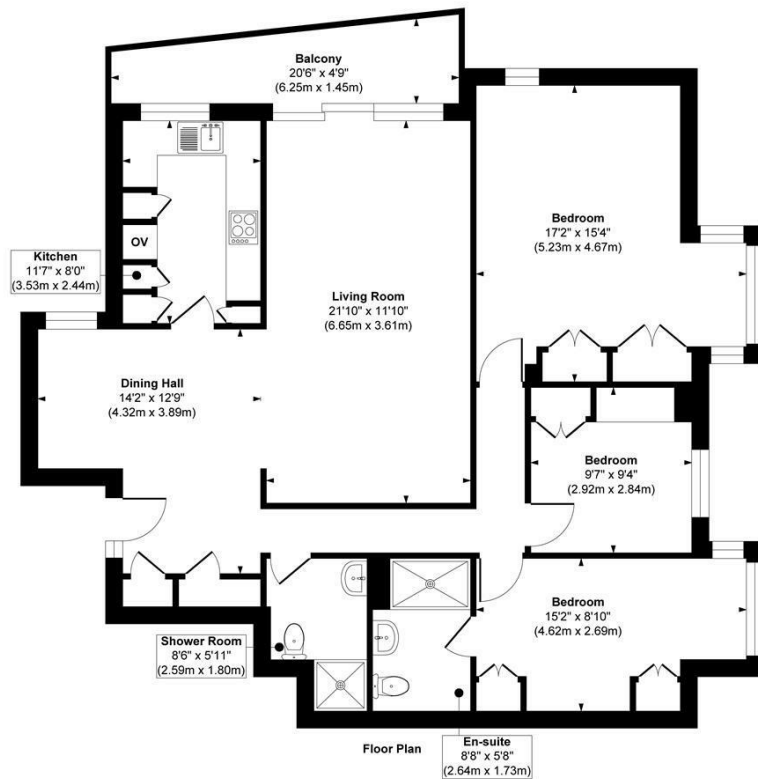
LEEDS, LS17 8BY

£265,000  
LEASEHOLD

This spacious and stylish three-bedroom flat is offered chain free, making it an ideal opportunity for a smooth and swift purchase. It features bright, contemporary living throughout, with standout highlights including an expansive private balcony and a generously sized main lounge. Modern finishes, integrated appliances, built-in storage, and an en-suite to the principal bedroom ensure comfort and convenience. Perfect for those seeking low-maintenance living with a touch of outdoor space to enjoy.

MONROE

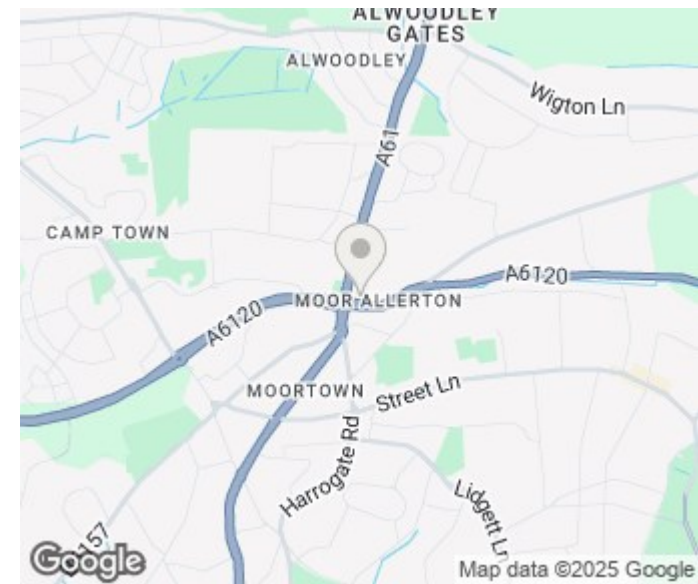
SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 1164 sq. ft / 108.13 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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