



## FLAT 1 97, THE DRIVE

LEEDS, LS17 7QG

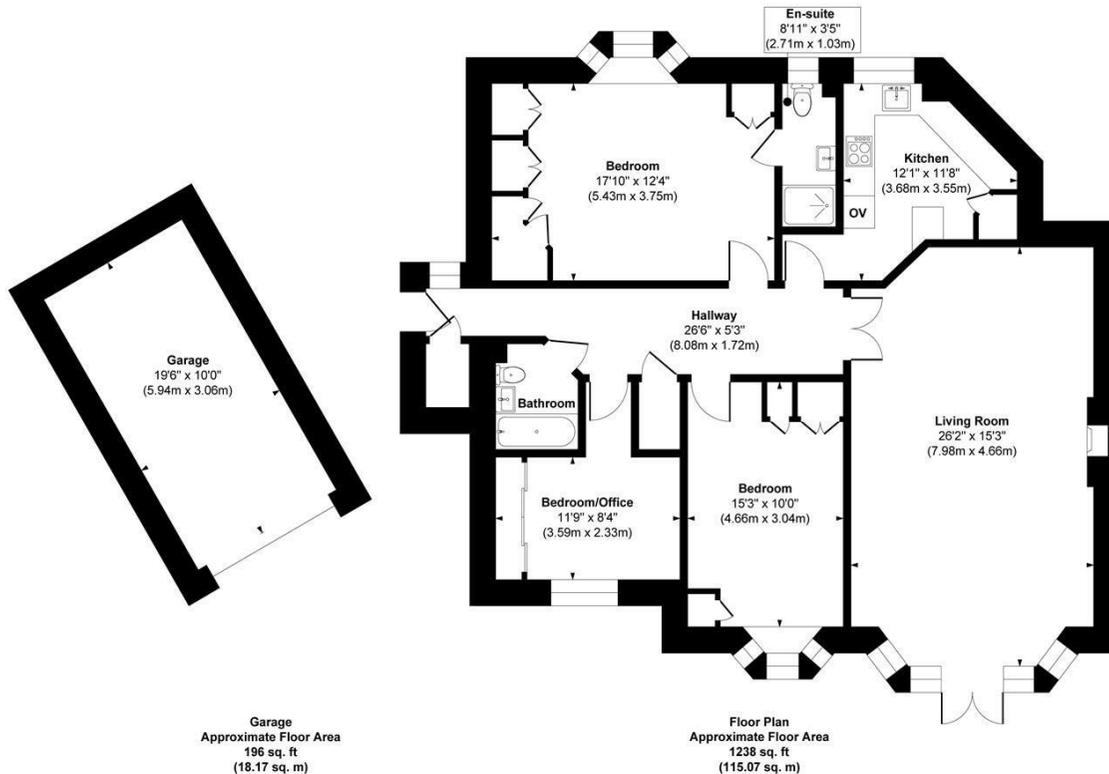
£399,950  
LEASEHOLD

Monroe is delighted to present this three bedroom apartment located in the highly desirable area of Alwoodley. This spacious apartment offers approximately 1,434 sq. ft. of well-balanced accommodation including a detached garage. Designed for comfortable single-level living, the home provides excellent space for both entertaining and everyday life, all set within a prestigious and well-established residential setting.

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# The Drive, Alwoodley

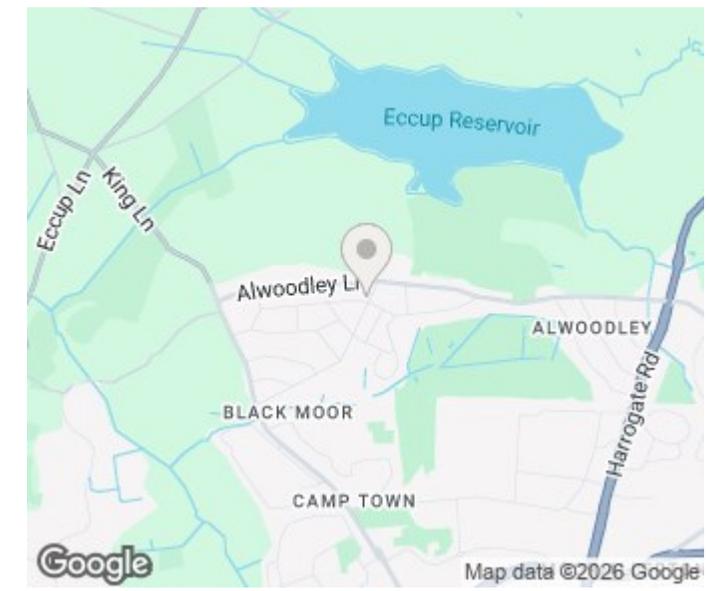


Garage  
Approximate Floor Area  
196 sq. ft  
(18.17 sq. m)

Floor Plan  
Approximate Floor Area  
1238 sq. ft  
(115.07 sq. m)

**Approx. Gross Internal Floor Area 1434 sq. ft / 133.24 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<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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