



**FLAT 196 SPRINGWELL GARDENS, WHITEHALL ROAD
LEEDS, LS12 1FJ**

£1,100 PER MONTH

A brand-new, fully furnished one-bedroom apartment with a north-west facing Juliette balcony, high-spec Porcelanosa fittings, and secure communal gardens, just a 10-minute walk from Leeds Train Station and close to top restaurants. 13th Floor of the building - so this apartment comes with some stunning views!

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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