









# Park Avenue, Leeds, LS8 2WF £1,295 Per Calendar Month

\*WATER RATES ARE INCLUDED IN THE RENT!\*

Stoneacre is pleased to present this ground floor, two-bedroom, two-bathroom apartment with secure undercroft parking, ideally situated on the edge of Roundhay Park, Leeds.

Nestled within beautifully maintained grounds, this property offers a peaceful and secure living environment. The two bathrooms ensure both convenience and privacy, making it an excellent choice for couples or professionals seeking a spacious and comfortable home.

Located in the highly desirable Roundhay area, you'll benefit from easy access to a wide range of local amenities, scenic parks, and excellent transport links, providing convenient connectivity to Leeds city centre.

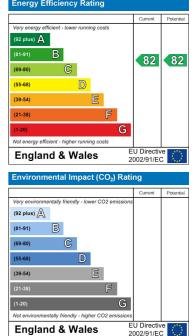
 $Don't\ miss\ the\ opportunity\ to\ make\ this\ charming\ apartment\ your\ new\ home.\ To\ arrange\ a\ viewing,\ please\ contact\ us\ on\ 0113\ 2370999.$ 

### Floor Plan

### Area Map

# Roundhay Roundhay

## **Energy Efficiency Graph**



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