



THE CHANDLERS,  
LEEDS, WEST  
YORKSHIRE, LS2 7EZ

£115,000

1 Bedroom Flat

EPC Rating: D

LINLEY &  
SIMPSON

Linley and Simpson offers this characterful and well presented, 1-bedroom apartment - located on the Calls, in a pretty riverside setting.

Covering over 380 sqft, the recessed kitchen is situated just off the living room and has been refurbished. The layout of this property utilises every inch of space and offers double height ceiling with exposed beams and a large feature sash windows filling the room with natural light.

Located off the hallway is a contemporary bedroom and house bathroom.

The following charges apply:-

Ground Rent:- £0pa / Service Charge:- £2220pa / Lease Term - 155 years remaining today

#### THE DEVELOPMENT

The Chandlers is a grade II listed building, that sits on the corner of the Calls and Crown Point Bridge. Being the former Tetley Brewery stables, it has beautiful and intricate architecture not found anywhere else in the city. It also benefits from being on the north side of the river, with south facing views looking toward Brewery Wharf.

A select number of parking spaces are available on a first come basis, access being via a fob entry controlled barrier.

There is also an on-site laundrette, for the residents who don't have their own washing facilities.

#### LOUNGE

The spacious lounge is light and bright, thanks to its large picture window - which offers views over the developments courtyard below. The room allows for both lounging and dining, a rarity for this development and a large storage/boiler cupboard.

#### KITCHEN

The contemporary recessed kitchen, offers a range of light brown and base units, finished off with effect work tops. Integrated appliances include an oven, hob, extractor, fridge and freezer.

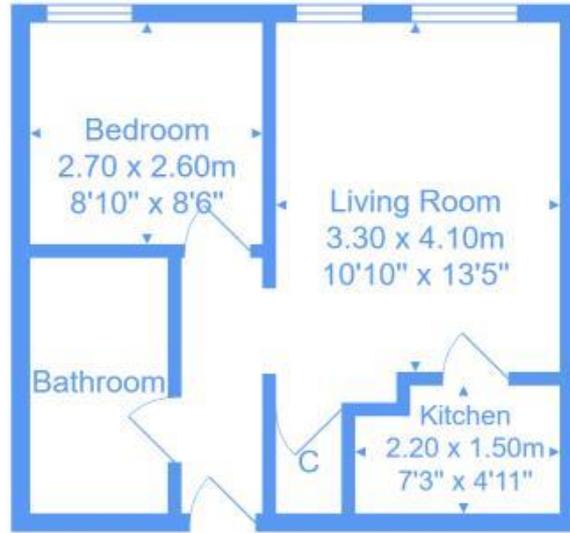
#### BEDROOM

The bedroom is also light and bright, thanks to its large feature window. The room allows for a double bed, with a handy recess making way for a good size wardrobe area.

#### BATHROOM

The contemporary house bathroom is a white 3-piece suite, with electric shower over bath and large wall mounted mirror.





Total Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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