



## Candle House, Leeds, LS1 4GH, £1,375 PCM

Parklane are delighted to bring to market a fabulous apartment on the first floor of the iconic Candle House development. Situated on the banks of the Leeds, Liverpool Canal approached through a beautiful piazza host to various restaurants and bars and minutes' walk to Leeds Train Station, Central Business District as well as central shopping areas. The furnished accommodation briefly comprises: Entrance hall, open plan living room with fully equipped kitchen area and access to the balcony, two bedrooms and house bathroom with a shower over the bath. Candle House has secure fob entry and lift access to all floors including an amazing roof top communal terrace with fantastic 360 degree views across Leeds. Viewing is essential to appreciate the quality of accommodation offered. The water, gas and wifi bill will be included in the rent. Deposit £1325. EPC Rating: C. Council Tax Band D. **\*\*No virtual viewings available\*\*Must be viewed in person to apply\***



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- Furnished
- Two bedrooms
- 360 degree roof terrace
- Immaculate condition
- Balcony
- Short walk to train station

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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