

MONROE

SELLERS OF THE FINEST HOMES



## 45 THE CHANDLERS LEEDS

£850 Per Month

Spacious 1-Bedroom Ground Floor Apartment in The Calls \*\*\*LOWER DEPOSIT OPTION AVAILABLE \*\*\*



• LARGE ONE BED APARTMENT • THE CALLS LOCATION • RIVERSIDE  
DEVELOPMENT • FURNISHED • 1ST FLOOR

We are delighted to present this generously sized 1-bedroom first floor apartment, located in the highly sought-after area of The Calls. Perfectly positioned for convenience, this property is just a short walk from Leeds City Centre and is surrounded by an array of local amenities, including popular restaurants, bars, and shops.

Part of the prestigious Chandlers Development, this apartment offers a fantastic riverside living experience. The development is ideally situated close to Brewery Wharf, known for its charming village atmosphere and top-quality dining and shopping options.

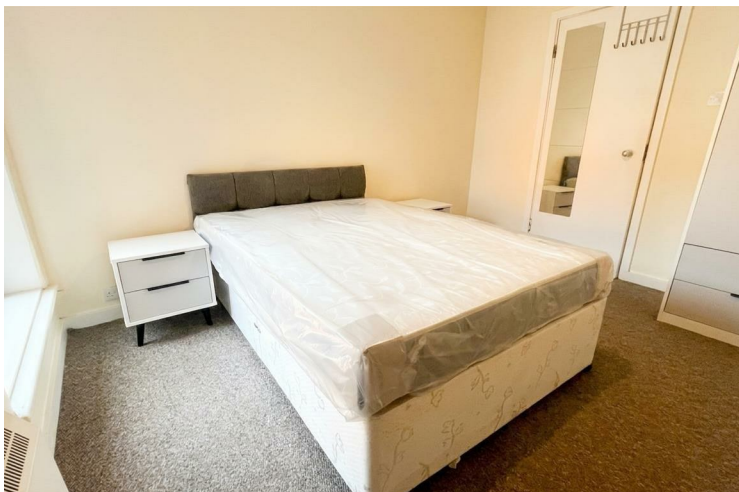
The apartment boasts a large living space, featuring a well-equipped kitchen with a full-sized fridge/freezer.

The expansive living room area is perfect for relaxation and entertaining, complete with a comfortable sofa and a dining table.

The bedroom includes a double bed with mattress and ample storage space with built-in wardrobes. The modern bathroom features a good-sized bath with an overhead shower, providing a perfect retreat after a long day.

This apartment combines comfort, style, and convenience, making it an ideal choice for anyone looking to enjoy the best of city living in one of Leeds' most desirable locations.

Enquire now with Monroe Lettings



- AVAILABLE END OF OCTOBER • \*\*\*LOWER DEPOSIT OPTION AVAILABLE \*\*\* • SHORT WALK TO THE TRAIN STATION





**Approximate Floor Area**  
**440 sq. ft**  
**(40.87 sq. m)**



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