



The Chandlers
£95,000

1 Bedroom Flat
EPC Rating: C

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 350 sqft, the open plan layout of this property utilises every inch of living space available and includes a modern recessed kitchen, with built-in appliances.

Located off the living room is a contemporary bathroom and double bedroom.

CURRENTLY RENTED until September 2021 at £600pcm, with a possible rental return of £650pcm.

The following charges apply:-

Ground Rent:- £250pa / Service Charge:- £2224pa / Lease Term - 160 years.

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.

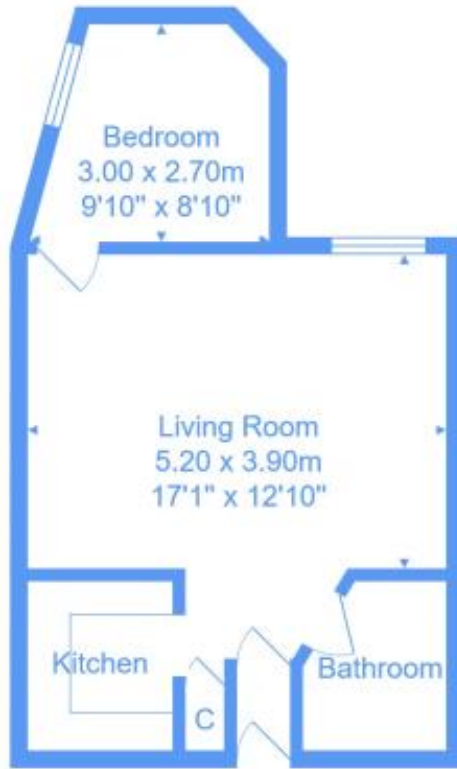
BEDROOM

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.





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A		84	(92-100) A
(81-91) B			(81-91) B
(69-80) C	77		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

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