



The Chandlers  
Leeds, LS2

**ZENKO**  
Properties

Spacious one bedroom apartment

# FOR SALE

£132,500

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BEAUTIFULLY PRESENTED AND SPACIOUS ONE BEDROOM APARTMENT  
LOCATED IN THE CHANDLERS, A POPULAR RIVERSIDE DEVELOPMENT IN A  
SOUGHT-AFTER LOCATION





Spacious open plan living area



Bespoke Kitchen











# Spacious open plan one-bedroom apartment

1

Bedrooms

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1

Bathrooms

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441

SQ FT

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# ABOUT

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Zenko Properties would like to introduce to the market this spacious one bedroom apartment, positioned on the second floor of The Chandlers. A fantastic riverside development situated on the highly sought after The Calls, close by to many local amenities such as restaurants, bars and a short walking distance into Leeds City Centre with amenities at Brewery Wharf being just over the river.

The apartment is very well presented, featuring a spacious open plan kitchen/living area with floor to ceiling windows with West facing views toward the river. The modern kitchen features an integrated fridge, freestanding washing machine and a really useful storage cupboard.

The bedroom is a really good size with more than enough space for a double bed and wardrobes and associated furniture, again with floor to ceiling window.

The bathroom is modern and well-presented and comprises a three-piece suite with bath with shower over, floor mounted toilet with push button flush and pedestal sink with mixer tap.

#### LEASEHOLD INFORMATION:

Lease Length: 200 years from 2008

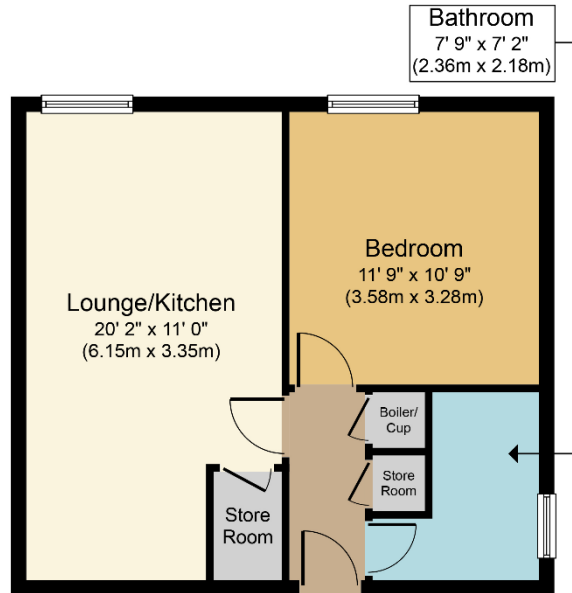
Ground rent: £328 P.A

Service charge: £2810.86 P.A inclusive of buildings insurance.

This beautifully presented home is sure to impress



# Floorplan




**Approximate Floor Area**  
441 sq. ft.  
(41.0 sq. m.)

Every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Lease information

200 from  
2008

Lease length

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£2810  
P.A

Service charge

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£328.24  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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