



Candle House
Leeds, LS1

ZENKO
Properties

FOR SALE

£264,950

A SPACIOUS 10TH FLOOR TWO BEDROOM APARTMENT WITH BALCONY, WALK-IN WARDROBE AND ACCESS TO THE COMMUNAL ROOF TERRACE.

LOCATED AT GRANARY WHARF THE DEVELOPMENT IS POSITIONED ON THE BANK OF THE CANAL WHILST OFFERING DIRECT ACCESS TO THE TRAIN STATION









Original features & natural light















Two-bedroom apartment

2

Bedrooms

1

Bathrooms

807

SQ FT



ABOUT

A spacious apartment in a very well-established building in a central location. Many of the city's amenities are within easy walking distance including the General Infirmary (21 minutes), the Law Courts (17 minutes), the Business District (10 mins) and direct access to the railway station is available from the development. The main shopping areas of Trinity (8 mins) and Victoria Gate (8 mins) are also close by.

The property is positioned on the 10th floor, extends to 807 square feet, and has a balcony off the living area. Residents have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

TWO BEDROOMS
10th FLOOR WITH CITY VIEWS
807 ST FT
BALCONY AND COMMUNAL ROOF GARDEN
WALK-IN WARDROBE TO THE MASTER BEDROOM

MOMENTS WALK FROM THE TRAIN STATION
WATERSIDE DEVELOPMENT WITH MANY ONSITE AMENITIES
COUNCIL TAX BAND: D
EPC: B
LEASEHOLD



ABOUT.. continued

Granary Wharf is a mixed-use canal side development consisting of 282 apartments split across two residential buildings. Candle House is a 21-floor cylindrical tower with 160 apartments and Watermans Place is a tiered building with a further 122 apartments.

Built by Muse Developments in 2009/2010 Granary Wharf offers a great range of amenities including places to eat and drink as well as a convenience store, nail salon and direct access to the southern entrance to the train station.

The development sits on a site flanked by the railway arches beneath the train station to one side and the Leeds Liverpool canal basin to the south. Vehicular access is off Wharf approach via Water Lane and pedestrian access is either via the dark arches or Little Neville Street and then by crossing the foot bridge.

We are advised of the following leasehold information:

Service charge £3,083.38 P.A

Ground rent is £275 P.A

Buildings insurance £447.81.A

Lease length 250 years from 2007



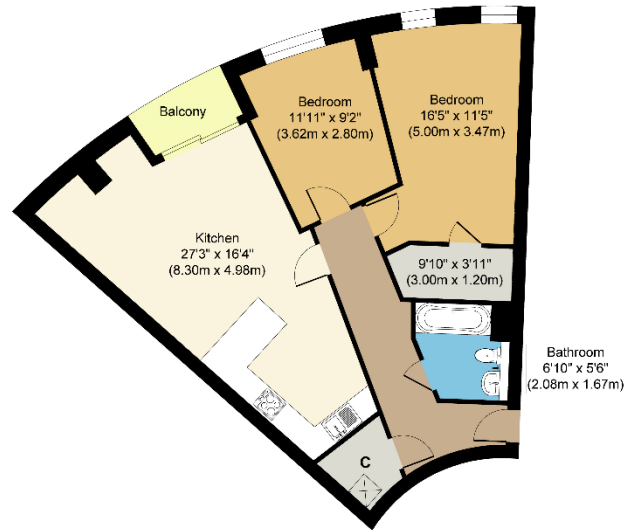








Floorplan



Approximate Floor Area

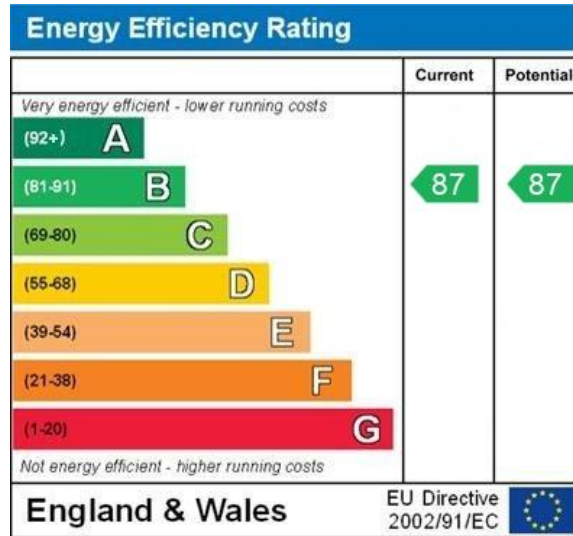
807 Sq ft. (75 sq m)

Whilst 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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



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Lease information

250 from
2007

Lease length

£3,083
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
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