



Candle House
Leeds, LS1

ZENKO
Properties

FOR SALE

£265,000

A TWO BEDROOM AND TWO BATHROOM APARTMENT A WITH SOUTH FACING
BALCONY ON THE CANAL.

















A two bedroom and two bathroom apartment

2

Bedrooms

2

Bathrooms

801

SQ FT



ABOUT

A spacious two-bedroom and two-bathroom 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. (all walking times quoted from Google Maps)

The property is positioned on the 6th floor, extends to 801 square feet, and has a South facing balcony off the living area with canal views. Residents have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

TWO BEDROOMS AND TWO BATHROOMS

COMPLIANT EWS1 AVAILABLE

SOUTH FACING BALCONY ON THE CANAL

6TH FLOOR

801 SQUARE FEET

COUNCIL TAX BAND: D

COMMUNAL ROOF GARDEN

EPC: B

MOMENTS FROM THE TRAIN STATION AND
MANY QUALITY ONSITE AMENITIES

LEASEHOLD



ABOUT.. continued

Granary Wharf is a mixed-use waterside 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 restaurants, bars, cafes as well as a convenience store, nail salon, hotel and direct access to the southern entrance to the train station.

The development sits on a site flanked by the railway arches, the Leeds Liverpool canal basin and the River Aire. 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 £3061.18 P.A

Ground rent is £275 P.A

Buildings insurance £414.77 P.A

Lease length 250 years from 2007





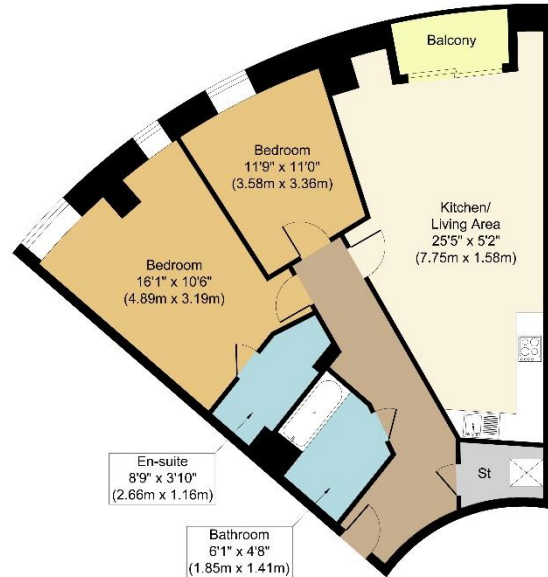






NO SMOKING
NO ALCOHOL
NO DRUGS
NO GLASS
NO OPEN FLAMES

Floorplan



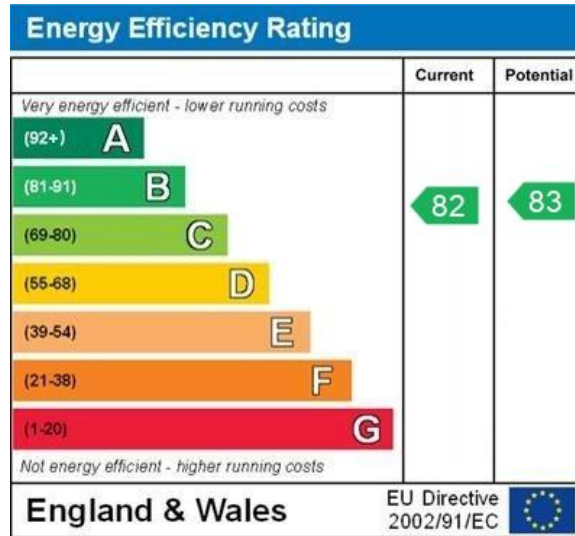
Approximate Floor Area
801 sq ft (74.46 sqm)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The measurements should not be relied upon for any action, transaction and/or lending process. 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

£3061.18
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
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