



Candle House
Leeds, LS1

ZENKO
Properties

FOR SALE

£274,950

A 17TH FLOOR TWO BEDROOM AND TWO BATHROOM APARTMENT WITH
BALCONY AND ACCESS TO THE RESIDENTS ROOF GARDEN.

















Two bedroom apartment

2

Bedrooms

2

Bathrooms

809

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.

The property is positioned on the 17th floor and extends to 809 square feet, residents have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

TWO BEDROOMS AND TWO BATHROOMS

17TH FLOOR

BALCONY

MOMENTS FROM THE TRAIN STATION AND MANY QUALITY
ONSITE AMENITIES

COMMUNAL ROOF TERRACE

ONSITE MANAGEMENT/SECURITY OFFICE THAT SIGN FOR
PARCELS

809 SQUARE FEET

LEASEHOLD

EWS1 RATING: B1

COUNCIL TAX BAND: D



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.

Leasehold information:

Service charge approx. £3075 PA

Ground rent is £275 P.A

Buildings insurance £415 P.A

Lease length 250 years from 2007

Heating:

Communal heating system fuelled via gas to centralised boilers billed based on consumption by the management co

Water:

Communal and billed via the management co based on consumption

Broadband:

High speed fibre to the apartment via Hyperoptic

Mobile signal:

No issues to report

Construction type:

Brick

Flood Risk:

None

Local Planning Permissions:

N/A









Floorplan

Apartment 136, Candle House, 1 Wharf Approach, Leeds LS1 4GJ

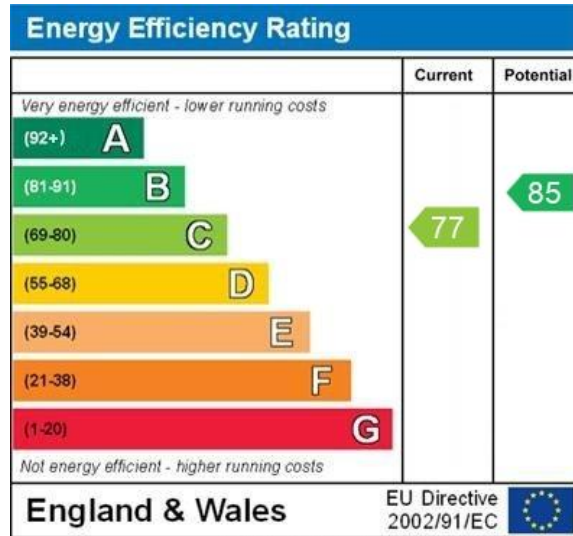


Approx. Gross Internal Floor Area 809 sq. ft / 64.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



EPC



WWW.EPC4U.COM



Lease information

250 from
2007

Lease length

£3075
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
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