



Candle House
Leeds, LS1

ZENKO
Properties

FOR SALE

£284,950

A TWO BEDROOM AND TWO BATHROOM APARTMENT WITH SOUTH FACING
VIEWS OVER THE CANAL. AVAILABLE WITH ONSITE LONG LEASE CAR PARKING
(MONTHLY RENTAL CHARGE APPLIES)















Two bedroom apartment

2

Bedrooms

2

Bathrooms

730

SQ FT



ABOUT

A 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 6th floor, extends to 730 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

730 SQ FT

6TH FLOOR WITH SOUTH FACING VIEWS OF THE CANAL

AVAILABLE WITH LONG LEASE CAR PARKING (APPROX. £220 PER MONTH)

BALCONY AND COMMUNAL ROOF TERRACE

COUNCIL TAX BAND: D

DIRECT ACCESS FROM THE DEVELOPMENT TO THE TRAIN STATION

EPC: B

EWS1 RATING: B1

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 approx. £3000 P.A

Ground rent is £275 P.A

Buildings insurance £414.77 P.A

Lease length 250 years from 2007

Heating:	Communal heating, and hot water supplied from communal boiler to heat exchanger within premises. Billed quarterly by the management co based on consumption.
Water:	Communal cold water supplied via management co and billed quarterly based on consumption.
Broadband:	High speed fibre via Hyperoptic
Mobile signal:	No issues to report
Construction type:	Brick
Flood Risk:	None
Local Planning Permissions:	None



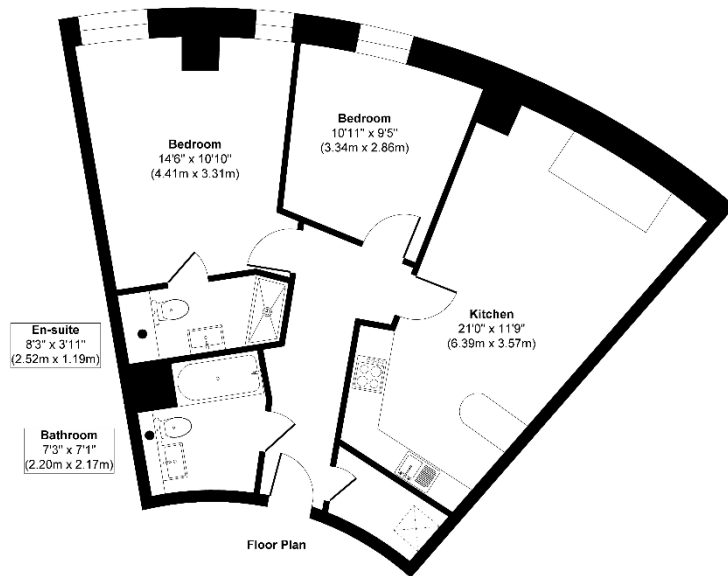






Floorplan

Apartment 43, Candle House, 1 Wharf Approach, Leeds LS1 4GJ



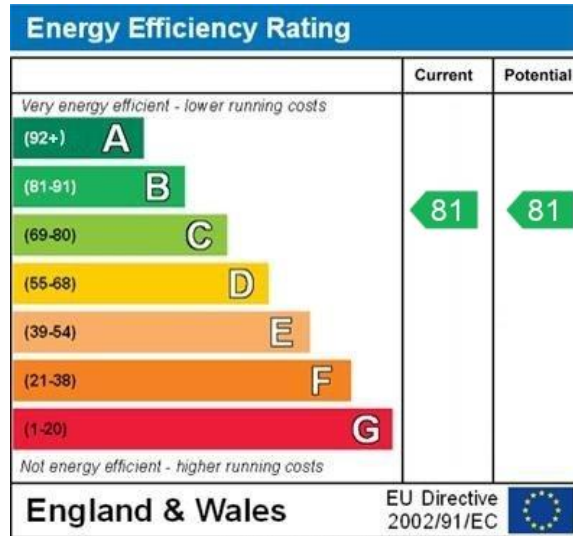
Approx. Gross Internal Floor Area 730 sq. ft. (approx 67.82 sqm.)

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

£3000
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
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