



Candle House,
Granary Wharf

ZENKO
CITY LIVING

FOR SALE

£259,950

A SPACIOUS 18TH FLOOR TWO BEDROOM APARTMENT WITH
CITY VIEWS



















2

Bedrooms

1

Bathrooms

809

Sq. Ft.



ABOUT

A spacious 18th floor two-bedroom 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 3rd floor and has a balcony right on the canal; residents also have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

18TH FLOOR WITH CITY VIEWS

AVAILABLE WITH CAR PARKING UNDER A SEPARATE LEASE

BALCONY

DIRECT ACCESS TO THE TRAIN STATION FROM GRANARY WHARF

COMMUNAL ROOF GARDEN

COUNCIL TAX BAND: C

809 SQUARE FEET

EPC: B

WALK-IN WARDROBE TO THE MASTER BEDROOM

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. £3246 P.A

Buildings insurance: £456

Ground rent is £275 P.A

Lease length 250 years from 2007







Floorplan

Candle House, Candle House, 1 Wharf Approach, Leeds LS1



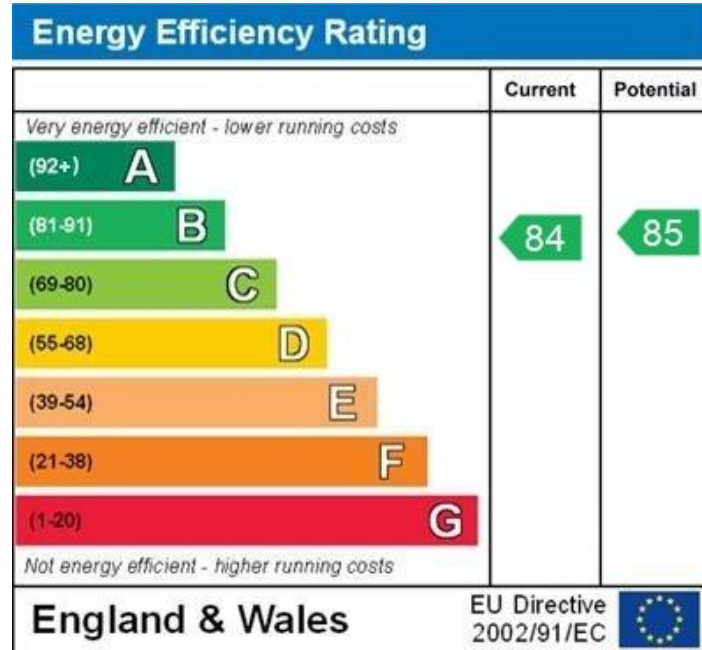
Approx. Gross Internal Floor Area 809 sq. ft. / 75.16 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.

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EPC



WWW.EPC4U.COM

Lease information

250 from
2007

Lease length

£3703
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
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