



Candle House,  
Granary Wharf

ZENKO  
CITY LIVING

# FOR SALE

**£269,950**

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A SPACIOUS SOUTH FACING TWO BEDROOM AND TWO  
BATHROOM APARTMENT WITH BALCONY OVERLOOKING THE  
CANAL





























2

Bedrooms

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2

Bathrooms

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799

Sq. Ft.

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# ABOUT

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A spacious 3<sup>rd</sup> floor 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 3<sup>rd</sup> 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.

THIRD FLOOR WITH BALCONY RIGHT ON  
THE CANAL

USED AS A SECOND HOME SINCE NEW, LIGHTLY USED AND  
IN PRISTINE CONDITION THROUGHOUT

SOUTH FACING AND CANAL VIEWS FROM  
ALL WINDOWS

DIRECT ACCESS TO THE TRAIN STATION

COMMUNAL ROOF GARDEN

COUNCIL TAX BAND: C

799 SQUARE FEET

EPC: B

FITTED WARDROBES TO THE MASTER BEDROOM

LEASEHOLD



## ABOUT.. continued

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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. £4089 P.A Including buildings insurance

Ground rent is £275 P.A

Lease length 250 years from 2007





















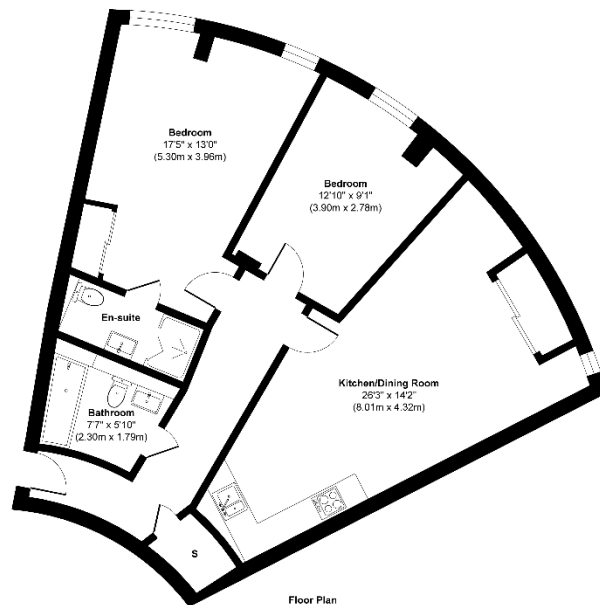






# Floorplan

Candle House, 1 Wharf Approach, Leeds LS1 4GJ

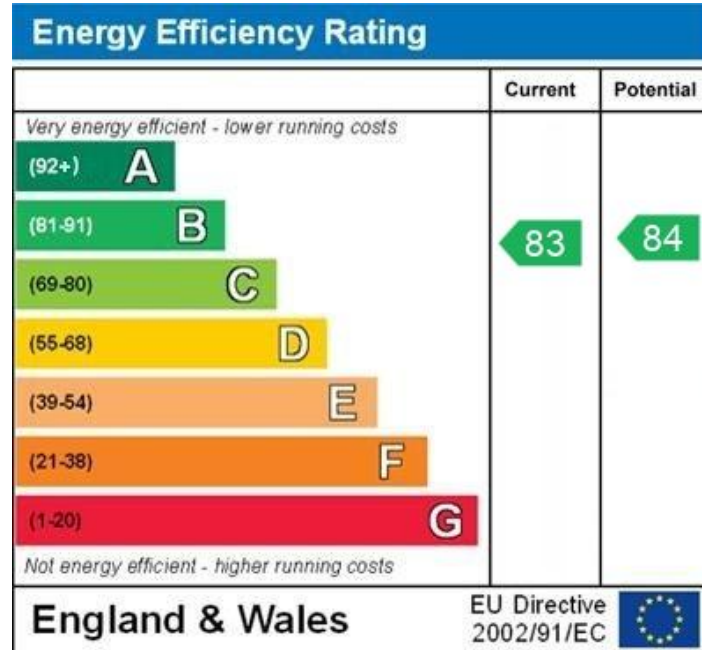


Approx. Gross Internal Floor Area 799 sq. ft. / 74.23 sq. m

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

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£4089  
P.A

Service charge

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£275  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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