



Candle House,
LS1

ZENKO
CITY LIVING

FOR SALE

£249,950

A SPACIOUS AND UPGRADED TWO BEDROOM APARTMENT IN A
WATERSIDE DEVELOPMENT





















2

Bedrooms

1

Bathrooms

801

Sq. Ft.



ABOUT

A spacious 4th 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.
(All walking times taken from Google Maps)

The property has been upgraded by the current owners with improvements to the kitchen and electrics.

VERY WELL-PRESENTED AND MAINTAINED

COMMUNAL ROOF GARDEN

UPGRADED KITCHEN AND LIGHTING

LEASE CAR PARKING AVAILABLE CLOSE BY

LARGE WALK-IN WARDROBE TO MASTER BEDROOM

MOMENTS FROM THE RAILWAY STATION

BALCONY WITH CITY VIEWS

LEASEHOLD

801 SQUARE FEET / 74.4 SQUARE METRES

EPC:B



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.

We are advised of the following leasehold information:

Service charge Approx. £3599.55 P.A
Ground rent is £275 P.A (Next review 2027)
Lease length 250 years from 2007

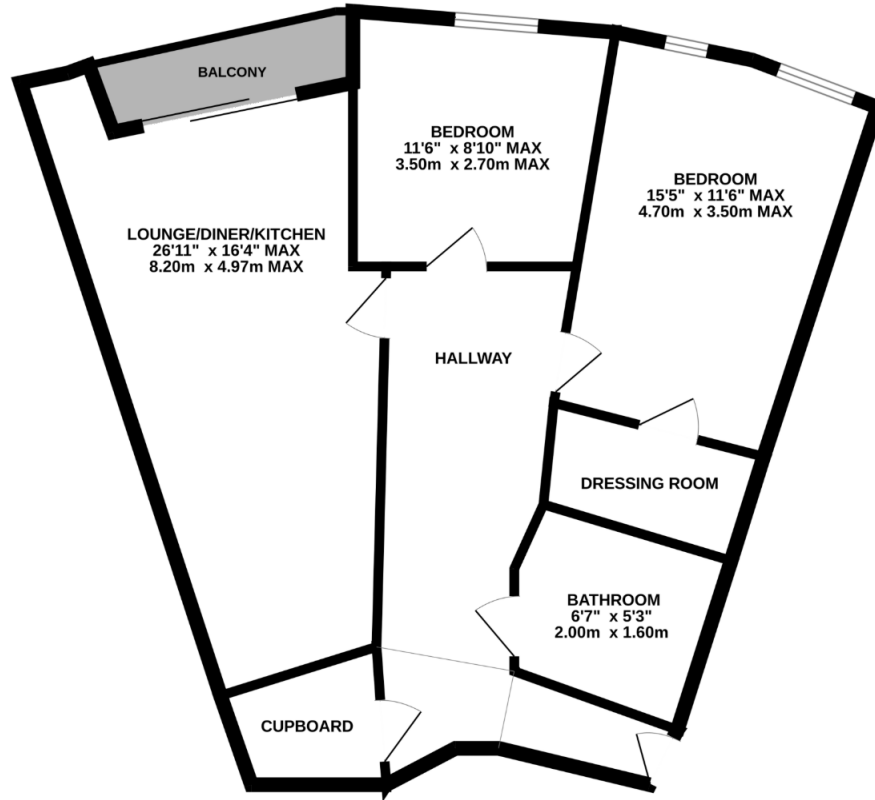




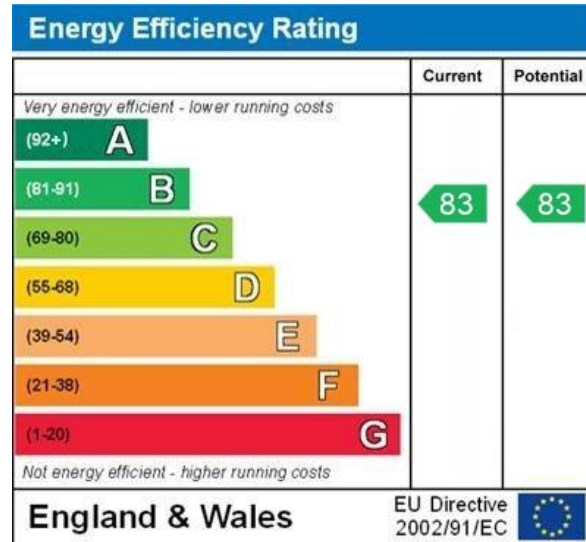




Floorplan



EPC



WWW.EPC4U.COM

For more information or to arrange a viewing contact
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