



Candle House
Granary Wharf
LS1

ZENKO
Properties

FOR SALE

£274,950

A two bedroom and two-bathroom apartment with south-west
facing balcony on the canal















Spacious two bedroom apartment

2

Bedrooms

2

Bathrooms

770

SQ FT



ABOUT

A spacious two-bedroom and two-bathroom apartment in a very well-established building in a central waterside location. Many of the city's amenities are within easy walking distance including the General Infirmary (20 minutes), the Law Courts (15 minutes), the Business District (11 mins) and railway station moments away. The main shopping areas of Trinity (7 mins) and Victoria Gate (7 mins) are also close by as well as places to eat and drink at Granary Wharf (2 mins) just across the river.

17th FLOOR

SOUTH FACING BALCONY ON THE CANAL

770 SQUARE FEET

RESIDENTS ROOF GARDEN

MOMENTS FROM THE TRAIN STATION

BUILT-IN WARDROBES TO MASTER BEDROOM

QUALITY ONSITE AMENITIES

COUNCIL TAX BAND: D

EPC: B

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.

Service charge approx. £3360 P.A

Ground rent is £275 P.A

Lease length 250 years from 2007





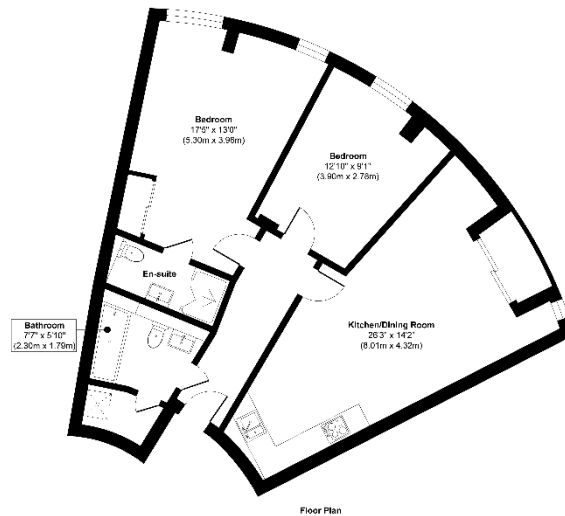






Floorplan

133 Candle House, Granary Wharf, LS1 4GH

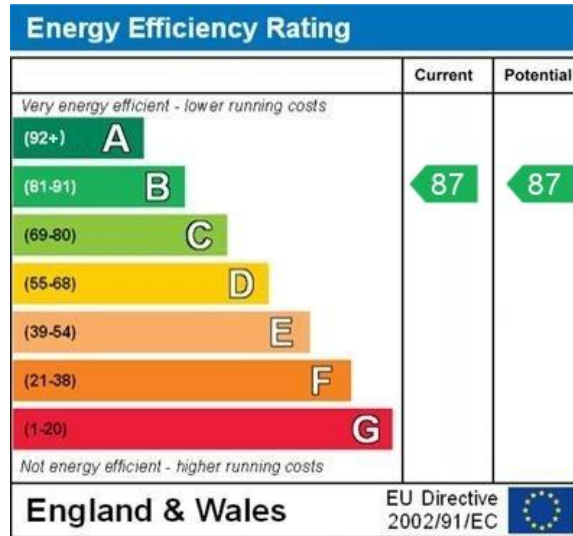


Approx. Gross Internal Floor Area 770 sq. ft. 71.53sq. m

Illustrative 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

£3360
P.A

Service charge

£275 P.A

Ground rent



For more information or to arrange a viewing contact
Ian Darley, Zenko Properties



Zenko Properties, Graphical
House, 2 Wharf St, LS2



0113 247 0777



ian@zenkoproperties.co.uk



www.zenkoproperties.co.uk



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