



CANDLE HOUSE, 1
WHARF APPROACH,
LEEDS, LS1 4GH

£250,000

2 Bedroom Flat

EPC Rating:

LINLEY &
SIMPSON

Located on the 10th floor of the sought after waterside development of Candle House, is this beautifully presented 2-bedroom apartment.

The spacious open plan living area includes, a beautifully fitted kitchen, complete all the mod cons, including a fridge-freezer and dishwasher.

The living space has large floor to ceiling patio doors, that lead to a balcony, offering west facing views over the city centre beyond.

Off the entrance hall is a contemporary house bathroom, large storage/laundry cupboard and 2 double bedrooms - the master having built-in wardrobes.

The Vendors inform us that the following charges apply:-

Ground Rent - £275pa / Service Charge - £3036pa / Buildings Insurance - £230.00pa / Lease Term 250 years from 2010

The heating, hot and cold water is charged yearly via the Management company. The usage is metered and provided centrally, but distributed via a heat exchange system in each apartment.

THE DEVELOPMENT

Candle House is a striking circular brick development rising to 21 storeys, where most apartments have a balcony, but all have access to a fabulous roof top terrace, with 360 degree views over Leeds city centre.

Granary Wharf is one of the most sought after addresses in the city, due to its accessibility to the station and city centre. This mixed use development has an on-site hotel, with the renowned Sky Lounge Bar, restaurants offering a variety of dishes and a gastro style pub. There is a Management centre for added security, residents parking and a beautiful piazza style central courtyard - all with easy access to the Leeds Liverpool Canal basin

LOUNGE / DINING ROOM

The lounge is very spacious in size, with ample room for dining. There is a large floor to ceiling patio doors, which open onto a balcony with views directly over the city centre. The beautiful wood engineered flooring runs throughout the space and the fixtures and fitting are finished off in brushed stainless steel.

KITCHEN / DINER

Being part of the lounge, the recessed kitchen is beautifully fitted, with cream units finished off with black granite tops. There are a range of base and wall units, with feature lighting, a large kitchen island and a range of high end built-in appliances.

BEDROOM 1

The master bedroom is a great size, with 2 floor to ceiling windows, which provide views over the city below and beyond. The room easily allows for a king-size bed, side tables and drawers, with built-in wardrobes providing both hanging space and additional storage.

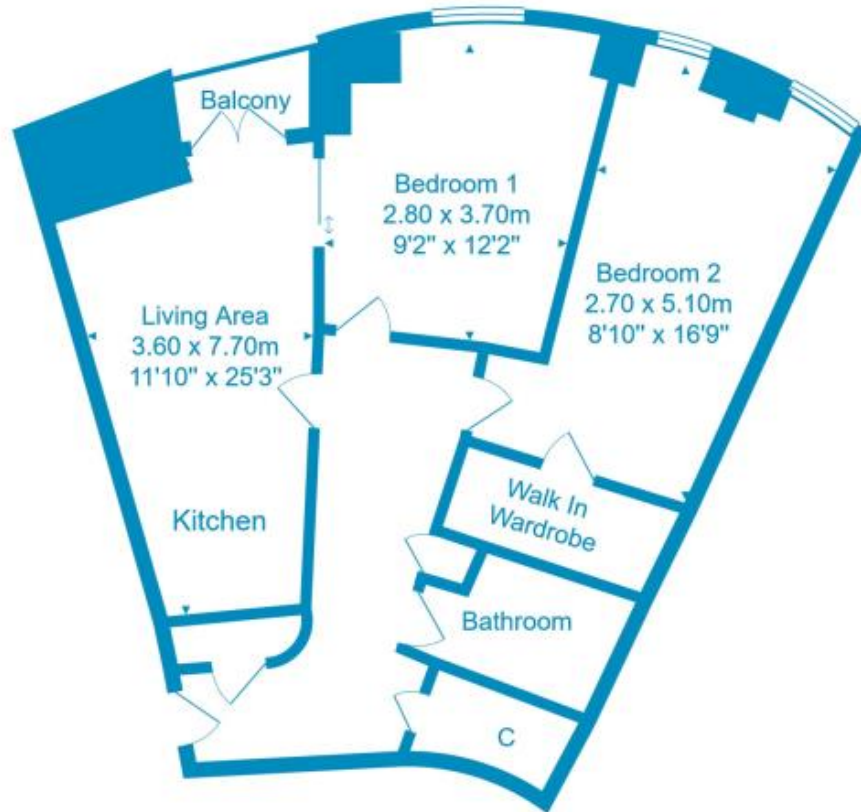
BEDROOM 2

The second bedroom again is a good double, with floor to ceiling windows - offering views over the city. The room will allow for a double bed, side tables and wardrobes - making it ideal for owner-occupiers and sharers alike.

BATHROOM

The house bathroom is beautifully fitted, with a white 3 piece suite, including floating toilet, mixed shower over bath and built-in wood finished storage. It also has a large wall mounted mirror and chrome heated towel rail.





All measurements are approximate and for display purposes only.

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