



## Candle House, Leeds, LS1 4GH

£215,000

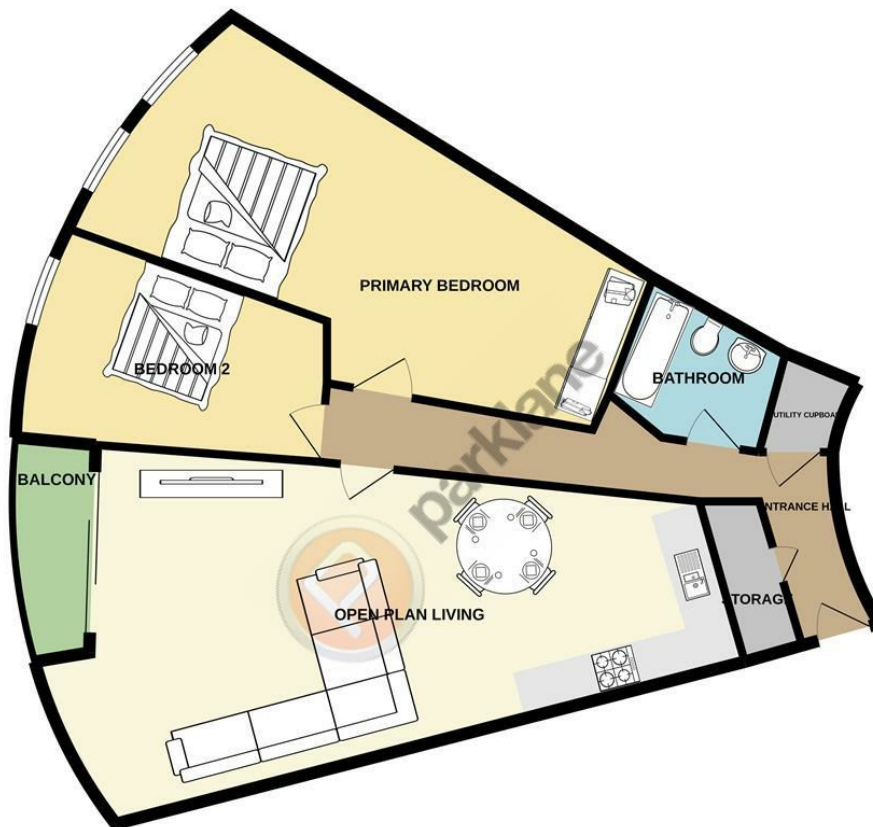
- ICONIC CANDLE HOUSE
  - A FEW MINUTES' WALK TO TRAIN STATION
  - EWS1 CERTIFIED
  - TWO BED, ONE BATH
  - IMMACULATE CONDITON
  - HEATING AND WATER INCLUDED IN SERVICE CHARGE
  - 360 DEGREE ROOF TERRACE
  - ALL FIXTURES, FITTINGS & FURNITURE INCLUDED
  - PIAZZA BELOW AND CANAL SIDE POSITION
- SECURE FOB ENTRY AND LIFT ACCESS

**\*\*\*950 SQ FT\*\*\* FABULOUS APARTMENT IN CANDLE HOUSE - LS1 LOCATION AT GRANARY WHARF - PRICE INCLUDES ALL FURNITURE. TWO BEDROOM, ONE BATHROOM APARTMENT WITH BALCONY, 360 DEGREE VIEWS OVER LEEDS FROM BEAUTIFUL COMMUNAL ROOF TERRACE . Tenanted for 3 months from 24th May 2024. £1,375PCM - 7.2% GROSS RETURNS.**

Parklane are delighted to bring to market a fabulous apartment in the ICONIC Candle House development. Situated on the banks of the Leeds, Liverpool Canal approached through a beautiful piazza, host to various restaurants and bars and minutes' walk to Leeds Train Station, Central Business District as well as central shopping areas.

The apartment is in immaculate condition, perfect for investors or homeowner alike. Excellent condition with furniture and TV's included within the purchase price. Candle House has secure fob entry into instagrammable foyer, lift access to all floors including an amazing roof top communal terrace with fantastic 360 degree views across Leeds. Be quick to view to avoid missing out. Available with VACANT POSSESSION and NO ONWARD CHAIN. SERVICE CHARGE INCLUDES HEATING AND WATER. EPC Rating: C. Council tax band; D

**Ground Floor**  
949 sq.ft. (88.2 sq.m.) approx.



Candle House - Parklane Properties

TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox ©2024.

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## Leasehold and Charges

Leasehold: 250 years from 1st Jan 1997

Service charges: £1,791.80 every 6 month so annual total of £3,583.60

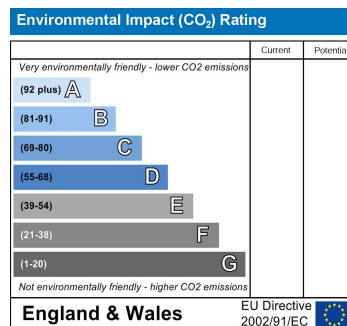
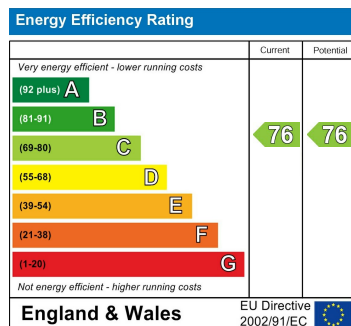
Heating charge: £690.80 PA

Water charge: £313.08 PA

Building insurance : £393.77 PA

Ground Rent: £200 per annum

Council Tax Band: D £1,958.39 PA



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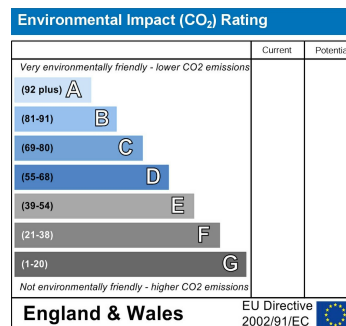
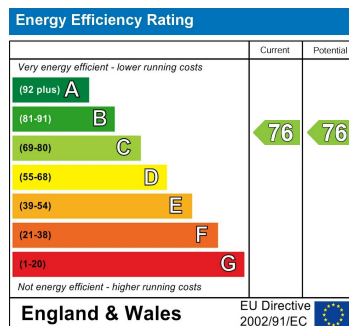
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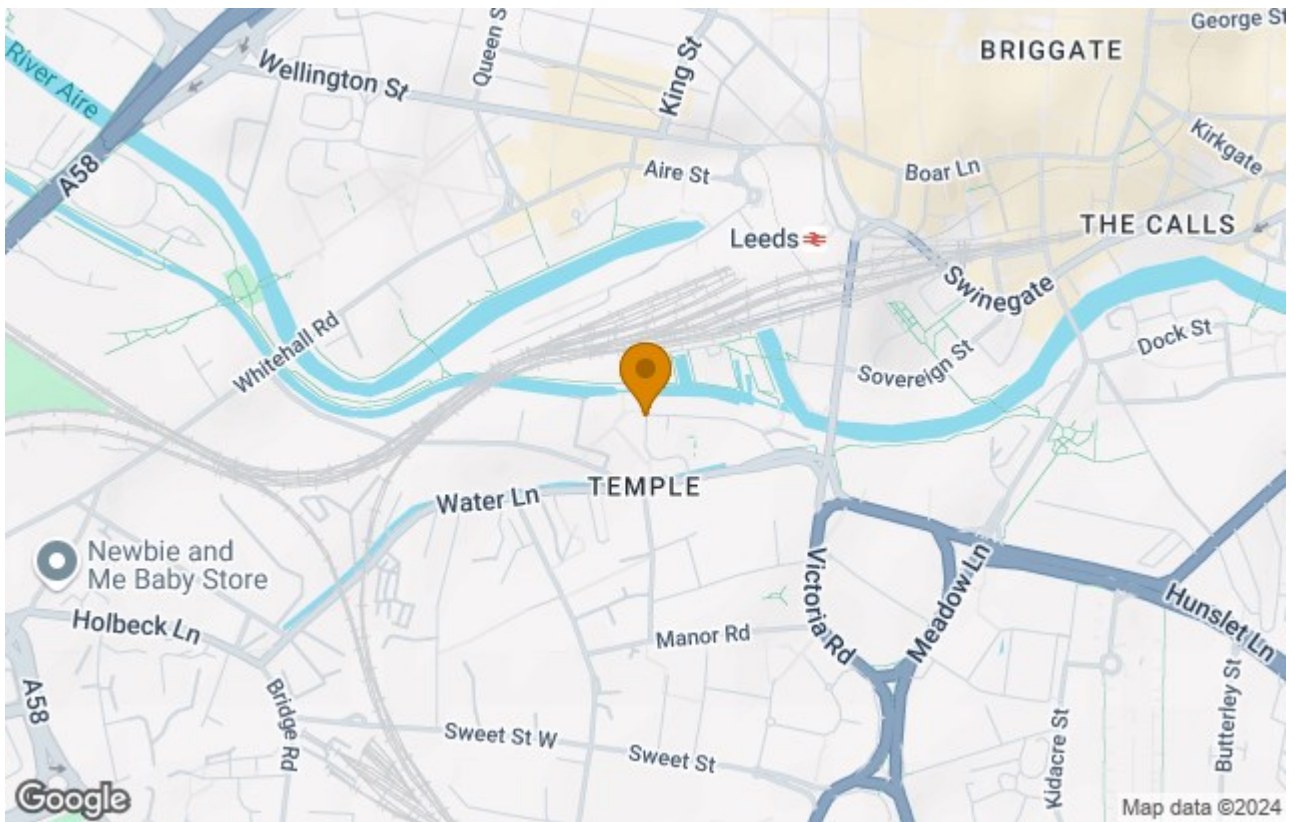
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.