



Candle House
LS1

ZENKO
CITY LIVING

FOR SALE

£262,950

A SPACIOUS 16TH FLOOR SOUTH-WEST FACING TWO BEDROOM
APARTMENT WITH BALCONY AND VIEWS OVER THE CANAL.

















2

Bedrooms

1

Bathrooms

768

Sq. Ft.



ABOUT

A 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.

16TH FLOOR

NEW DIGITAL PARCEL LOCKERS

SOUTH WEST FACING

MOMENTS FROM THE RAILWAY STATION

VIEWS OVER THE CANAL

LARGE WALK-IN WARDROBE TO THE MASTER BEDROOM

BALCONY AND COMMUNCAL ROOF GARDEN

EPC: B

768 SQUARE FEET

COUNCIL TAX BAND: D

EWS1: B1

CHAIN FREE



ABOUT.....

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. £3290 P.A

Ground rent is £275 P.A

Buildings insurance £341 P.A

Lease length 250 years from 2007

Heating: Central heating via communal gas boiler. Billed by the management co based on metred consumption

Water: Communal supply billed by the management co based on metred consumption

Electric supply: Mains connected, via metre

Broadband: High speed fibre via HyperOptic

Mobile signal: No issues

Construction type: Purpose-built

Flood Risk: None

Local Planning Permissions: NA











Floorplan

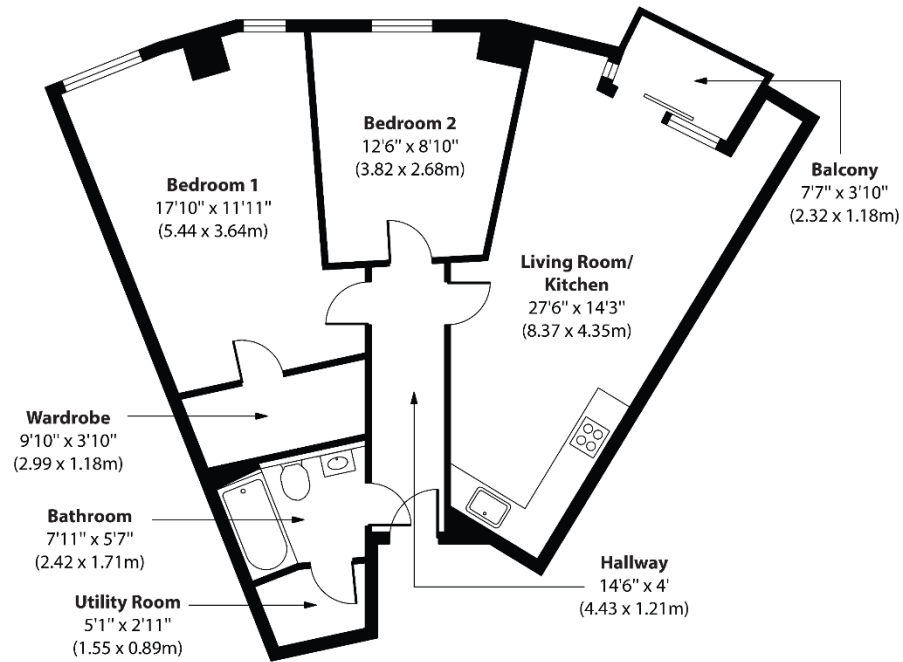


Illustration for identification purposes only. measurements are approximate. not to scale.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk

Lease information

250 from
2007

Lease length

£3290
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
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