



Candle House,  
Granary Wharf

**ZENKO**  
CITY LIVING

# FOR SALE

**£259,950**

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A SPACIOUS TWO BEDROOM APARTMENT WITH SOUTH-EAST  
FACING BALCONY WITH VIEWS DOWN THE CANAL

















2

Bedrooms

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2

Bathrooms

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737

Sq. Ft.

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# ABOUT

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A spacious 17<sup>th</sup> 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.

The property is positioned on the 17th floor and has a balcony with far-reaching views over the top of the Hilton Double Tree Hotel; residents also have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

17TH FLOOR

COMMUNAL ROOF GARDEN

SOUTH-EAST FACING

NEW PARCEL LOCKERS IMMINENT

VIEWS DOWN THE CANAL

QUALITY ONSITE AMENITIES

737 SQUARE FEET

MOMENTS FROM THE RAILWAY STATION

VERY-WELL MAINTAINED

LEASEHOLD



# ABOUT.. continued

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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.

We are advised of the following leasehold information:

Service charge Approx: £3461 P.A

Buildings insurance: £326 P.A

Ground rent is £275 P.A

Lease length 250 years from 2007











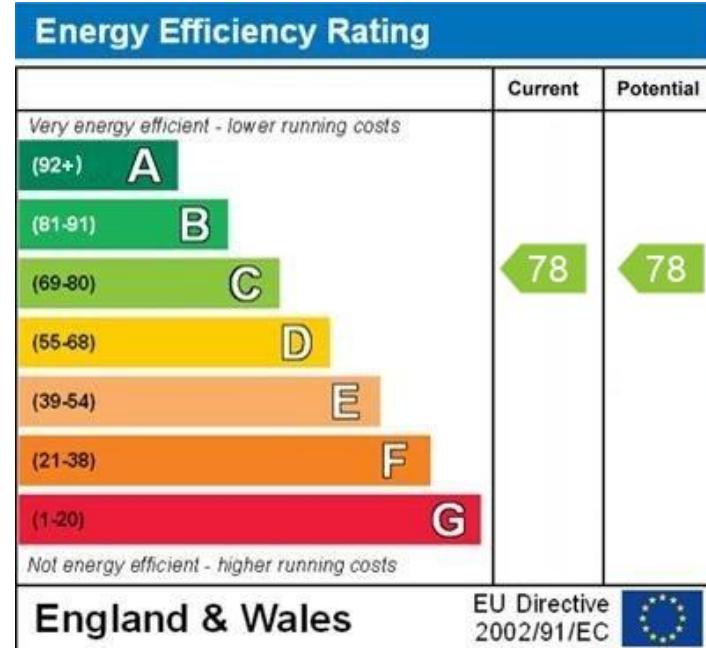






# Floorplan

# EPC



WWW.EPC4U.COM

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## Lease information

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2007

Lease length

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P.A

Service charge

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£275  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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