

Candle House
LS1

ZENKO
CITY LIVING

FOR SALE

£159,950

A SPACIOUS 4TH FLOOR ONE BEDROOM APARTMENT WITH BALCONY AND VIEWS OVER THE CANAL BASIN










DOUBLETREE
BY HILTON
UNISON
UNISON
Pitch





1

Bedrooms

1

Bathrooms

524

Sq. Ft.

ABOUT

A one-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.

WATERSIDE DEVELOPMENT

4TH FLOOR

BALCONY WITH VIEWS OVER THE CANAL BASIN AND RESIDENTS COMMUNAL ROOF GARDEN

524 SQUARE FEET

DIGITAL PARCEL LOCKERS

EWS1: B1

DIRECT ACCESS TO THE RAILWAY STATION FROM GRANARY WHARF

COUNCIL TAX BAND: C

EPC: B

LEASEHOLD - 231 YEARS REMAIN

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.

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: £2462
Ground rent: £275 P.A
Lease length 250 years from 2007

Heating, hot water and water are all supplied via a communal system
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



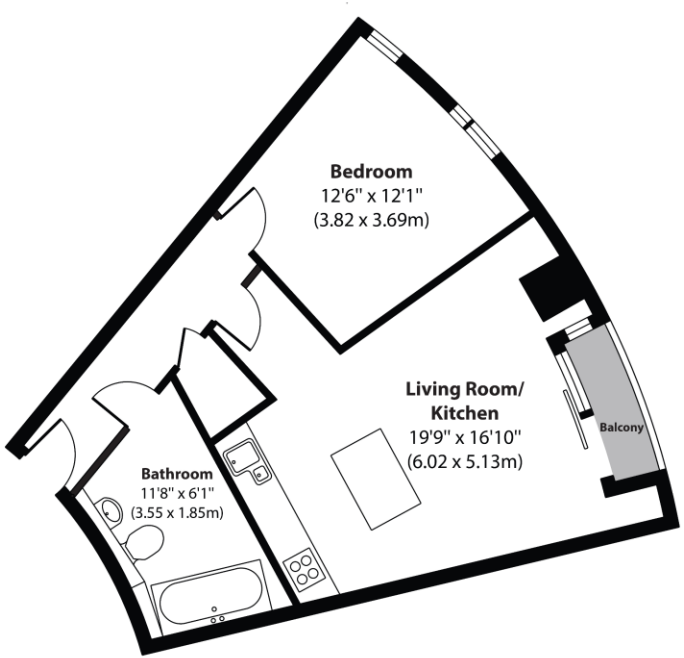





UNISON
cds
cds



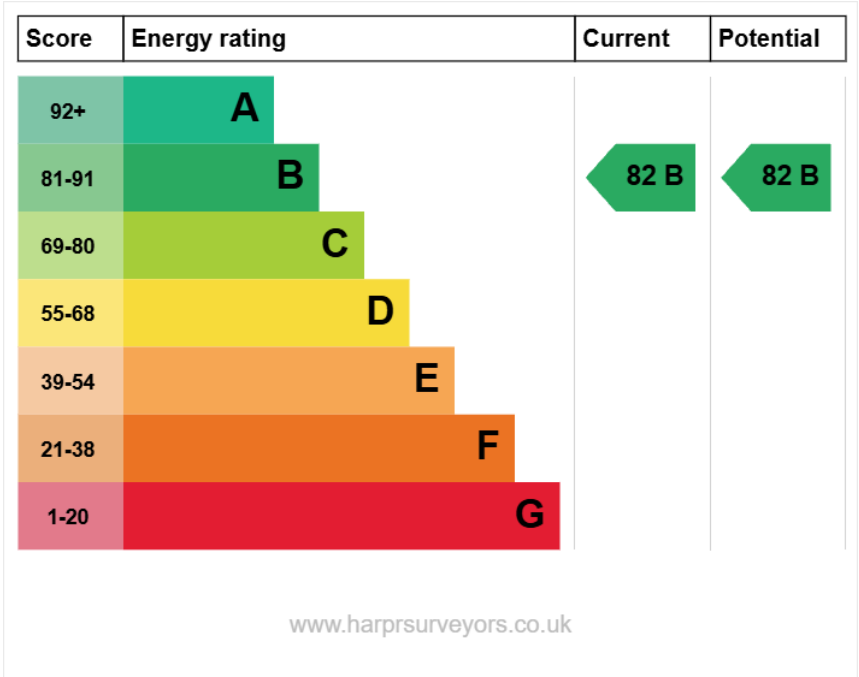
Floorplan



Approx. Gross Internal Area 525 sq ft / 48.77 sq m

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

EPC


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
82 B
82 B
www.harprsurveyors.co.uk

Lease information

250 from 2007

Lease length

£2462 P.A

Service charge

£275 P.A

Ground rent

For more information or to arrange a viewing contact

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