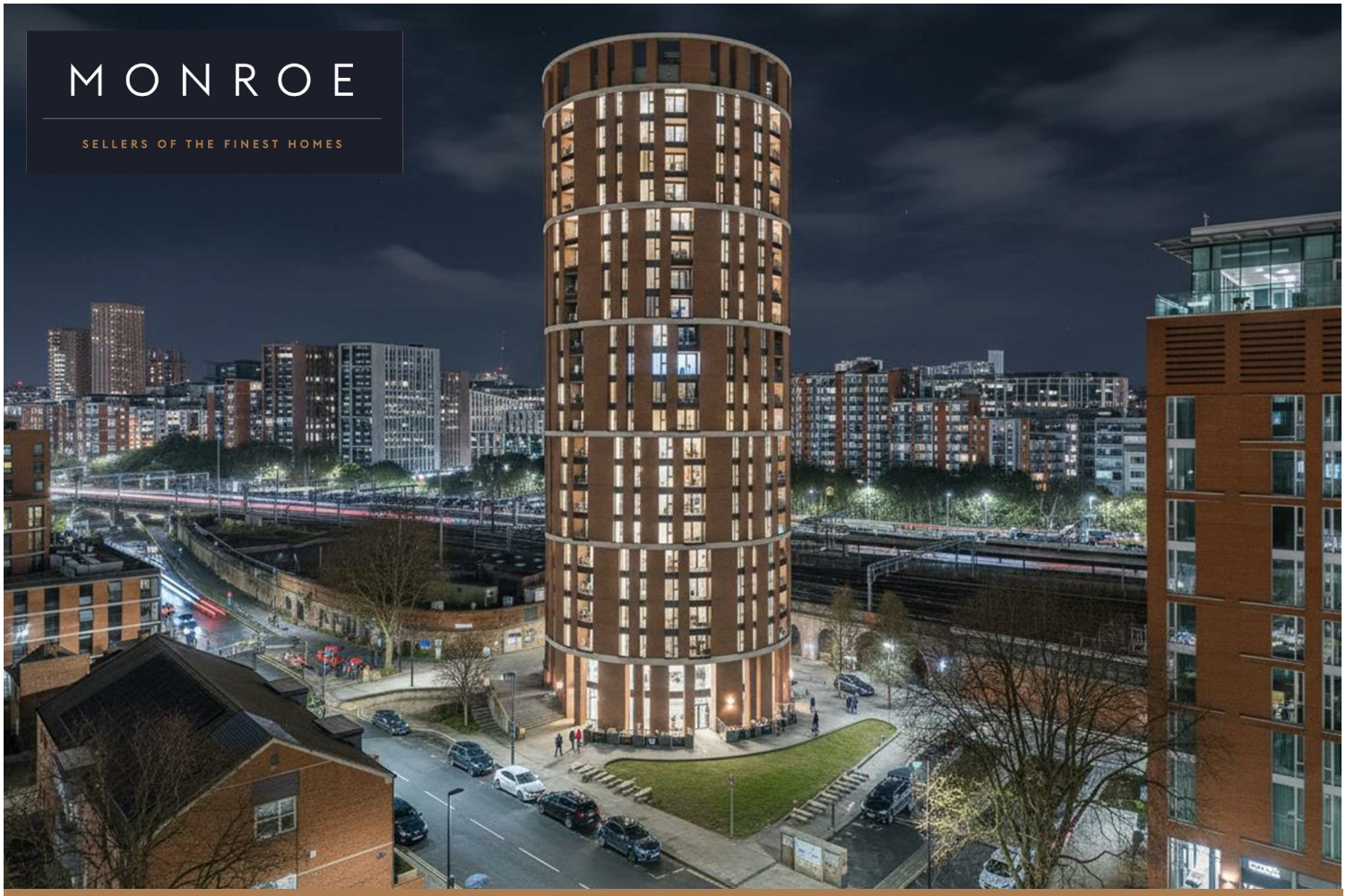


FLAT 26 CANDLE HOUSE, WHARF APPROACH

ASKING PRICE
£175,000

LOOKING FOR A STYLISH CITY CENTRE PAD?? This one bedroom apartment is just moments away from Leeds Train Station and benefits from water views. Set within the award-winning Granary Wharf, Leeds, you could be living in the heart of the City. This is an exceptional opportunity to own within an iconic building in Leeds... don't miss out!

• Great City Centre Location • Tenant in Situ • Balcony With Great Views • Economical • Communal Roof Terrace

A Wonderfully Presented One-Bedroom Apartment with Balcony and Access to Sky Garden – Prime Granary Wharf Location

Monroe are delighted to present this stunning one-bedroom apartment in the highly sought-after Candle House development, part of the multi-award-winning Granary Wharf in Leeds city centre. Combining modern urban living with unique architectural charm, this beautifully maintained apartment is just moments from Leeds Train Station, making it perfect for first-time buyers or those seeking a stylish city-centre home.

The apartment boasts a bright and spacious open-plan kitchen, living, and dining area, featuring modern white units, solid worktops, a full-size dishwasher, and an island with breakfast bar seating. Natural light floods the space through sliding doors leading to a private balcony, ideal for al fresco dining or relaxing while enjoying city views. The double bedroom features a large floor-to-ceiling window and built-in sliding wardrobes, while the contemporary bathroom is fully tiled, with a shower over bath, heated towel rail, and storage. Enjoy scenic views of the moored canal boats and the city from the comfort of your home.

Residents of Candle House benefit from exclusive access to the private rooftop sky garden, a beautifully landscaped communal space with panoramic views, multiple seating areas, and a peaceful escape from city life. The building also offers key fob entry and lift access.

Situated within vibrant Granary Wharf, you're just steps from waterside bars, restaurants, and the stylish DoubleTree by Hilton Hotel with its renowned Sky Lounge. Secure parking is available opposite the building (subject to additional cost).

REASONS TO BUY

- Prime City Centre Location
- Communal Roof Terrace with Panoramic Views
- Bright Apartment with Private Balcony
- Perfect for First-Time Buyers or City Living
- No Chain
- Long Lease with 232 Years Remaining
- Service Charge - £2,463.24pa
- Ground Rent - £275pa

ENVIRONS

The flat is located within Granary Wharf, walking distance to superb shops, restaurants, and bars. Leeds City Train Station is a 5-minute walk away, with easy access to the M62 & M1 motorways.

LOCAL AUTHORITY

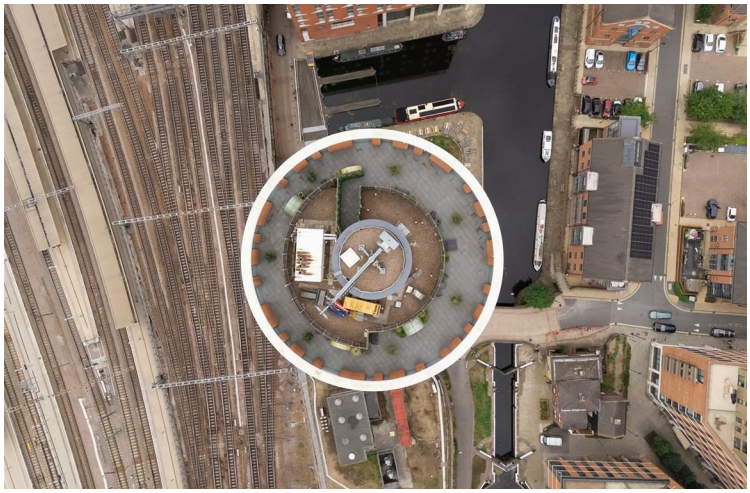
Leeds City Council

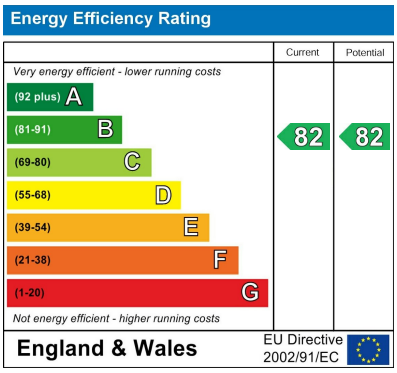
TENURE

We are advised that the property is leasehold.

Early viewing is highly recommended to appreciate everything this exceptional apartment has to offer in one of Leeds' most desirable developments.

• High End Fixtures and Fittings • Turnkey Investment • Service Charge - £2,463.24pa • Available with No Chain • ** ENQUIRE WITH MONROE ABOUT PURCHASE INCENTIVES **





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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