

MONROE

SELLERS OF THE FINEST HOMES



FLAT 26 CANDLE HOUSE, WHARF APPROACH

OFFERS OVER
£173,000

Stylish one-bedroom apartment in the award-winning Granary Wharf, Leeds, with tenant in situ, balcony, and access to a rooftop sky garden , offering an exceptional turnkey investment moments from Leeds Train Station.



- 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, which forms part of the multi-award-winning Granary Wharf development in Leeds city centre. Offering a perfect blend of modern urban living and unique architectural charm, this beautifully maintained apartment is just moments from Leeds Train Station, making it ideal for commuters and city professionals.

The apartment boasts a bright and spacious open-plan kitchen, living, and dining area, complete with 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 simply enjoying the city views. The double bedroom features a large floor-to-ceiling window and built-in sliding wardrobes, while the contemporary bathroom is generously sized and fully tiled with a shower over bath, heated towel rail, and storage. With stunning views of the moored canal boats and Leeds Train Station

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

Situated within the vibrant Granary Wharf area, residents are just steps away from a curated selection of 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
- Spacious Apartment with Private Balcony
- Turnkey Investment with Tenant in Situ
- No Chain
- Long Lease with 232 Years Remaining
- Service Charge - £2,104pa incl water abd heating (£784pa)
- Ground Rent - £275pa

ENVIRONS

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

LOCAL AUTHORITY

Leeds City Council

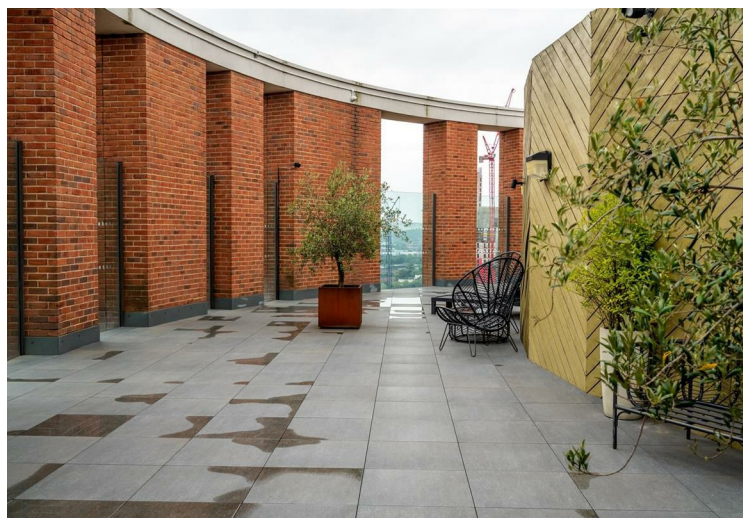
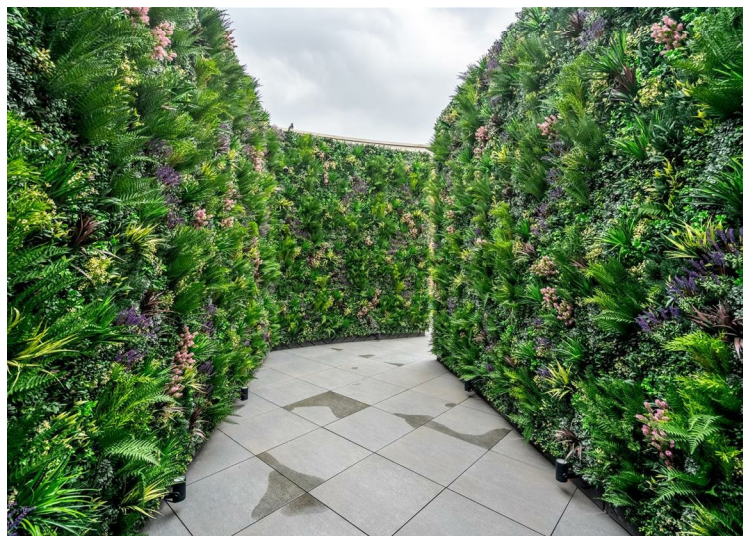
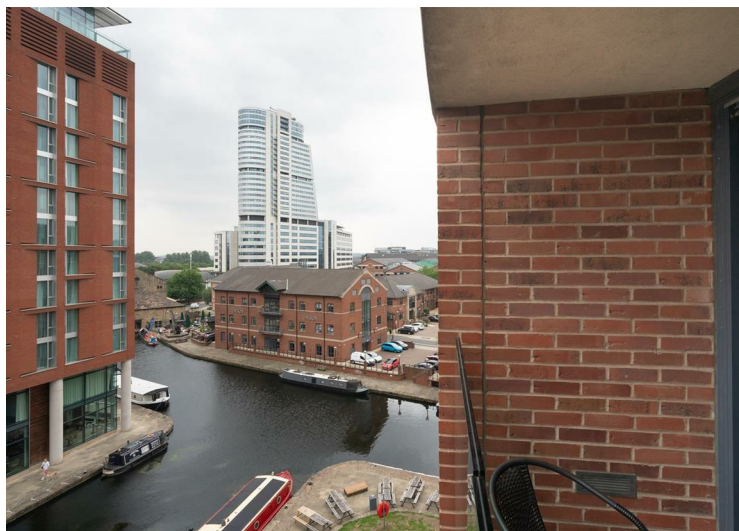
TENURE

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 • Spacious One Bedroom Apartment on 4th Floor • Service Charge - £2,104pa incl water abd heating (£784pa) • Available with No Chain • Turnkey Investment





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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