



Candle House
Leeds, LS1

ZENKO
Properties

FOR SALE

£184,950

A TENTH FLOOR ONE BEDROOM APARTMENT WITHIN A WATERSIDE
DEVELOPMENT WITH BALCONY AND ACCESS TO THE COMMUAL ROOF TERRACE















One bedroom apartment

1

Bedrooms

1

Bathrooms

530

SQ FT



ABOUT

A spacious 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.

The property is positioned on the 10th floor and has a balcony; residents also have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

ONE BEDROOM APARTMENT

MANY QUALITY ONSITE AMENITIES

BALCONY AND RESIDENTS COMMUNAL
ROOF TERRACE

EWS1 RATING: B1 (NO WORK REQUIRED)

DIRECT ACCESS TO THE TRAIN STATION
VIA THE SOUTHERN ENTRANCE

COUNCIL TAX BAND: C

530 SQUARE FEET

EPC: B

BUILT-IN WARDROBE TO BEDROOM

COUNCIL TAX BAND: C



ABOUT.. continued

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 £2460.A

Ground rent is £275 P.A

Lease length 250 years from 2007

Heating:	Communal heating and hot water system. Recharge invoices sent by management co quarterly
Water:	Communal water system. Recharge invoices sent by management co quarterly
Broadband:	High speed fibre supplied by HyperOptic
Mobile signal:	No issues to report
Construction type:	Purpose-built/brick and blocks
Flood Risk:	None
Local Planning Permissions:	None





DOUBLETREE BY HILTON





DOYLE & CO

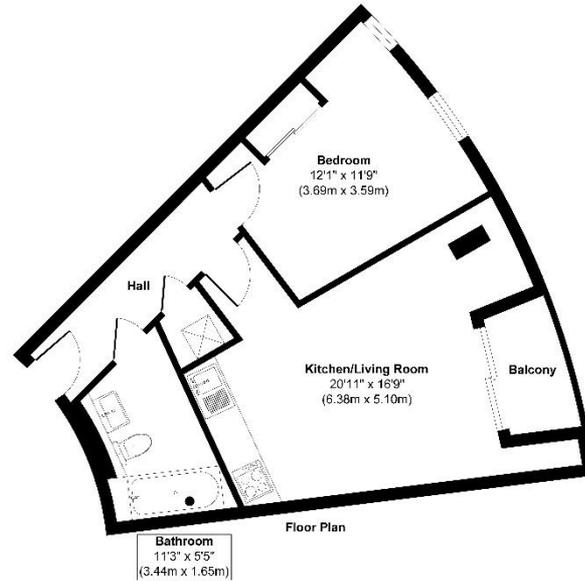
JINSON



NO SMOKING
NO ALCOHOL
NO DRUGS
NO GAMING
NO LOUING

Floorplan

Candle House, 1 Wharf Approach, Leeds LS1 4GJ



Approx. Gross Internal Floor Area 456 sq. ft / 42.42 sq. m
Illustration for information purposes only, measurements are approximate, not to scale.
Produced by Elements Process



EPC TBC



Lease information

250 from
2007

Lease length

£2460
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
Ian Darley, Zenko Properties



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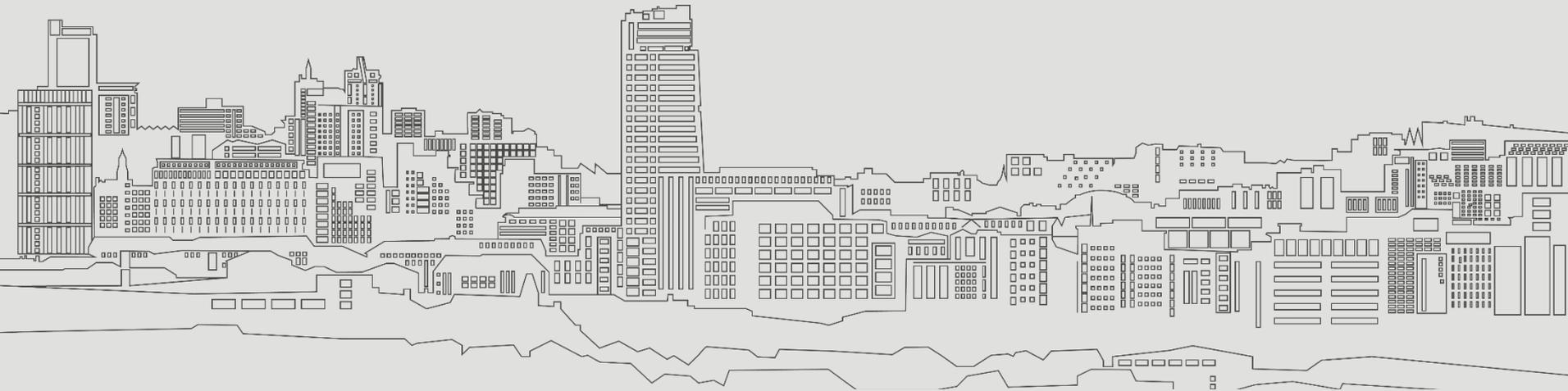
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