



Candle House,
Granary Wharf, LS1

ZENKO
CITY LIVING

FOR SALE

£259,950

A SPACIOUS 14th FLOOR TWO BEDROOM APARTMENT WITH
CANAL VIEWS

























2

Bedrooms

2

Bathrooms

734

Sq. Ft.



ABOUT

A two-bedroom and two-bathroom 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 14th floor, extends to 734 square feet, and has a South facing balcony off the living area with canal views. Residents have access to the 21st floor communal roof terrace offering panoramic views of Leeds.

SOUTH-EAST FACING WITH BALCONY OVERLOOKING
THE CANAL

COMMUNAL ROOF GARDEN

14TH FLOOR

RESIDENTS PARCEL LOCKERS

734 SQUARE FEET

QUALITY ONSITE AMENITIES

ENSUITE TO MASTER BEDROOM

DIRECT ACCESS FROM GRANARY WHARF TO THE RAILWAY
STATION

VERY-WELL MAINTAINED

LEASEHOLD



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.

We are advised of the following leasehold information:

Service charge approx. £3800 P.A

Ground rent is £275 P.A Reviewed every 20 years by RPI, next review 2027

Buildings insurance £456 P.A

Lease length 250 years from 2007

Heating: Communal heating system via centralised gas boiler. Billed on metred consumption by the managing agent

Water: Communal supply billed on metered consumption by the managing agent

Electric supply: Mains connected, via metre

Broadband: High speed fibre via Hyper Optic

Mobile signal: No issues

Flood Risk: None

Local Planning Permissions: NA







NO SMOKING
NO ALCOHOL
NO GLASS

the meeting pod co

Floorplan

Candle House, Candle House, 1 Wharf Approach, Leeds LS1

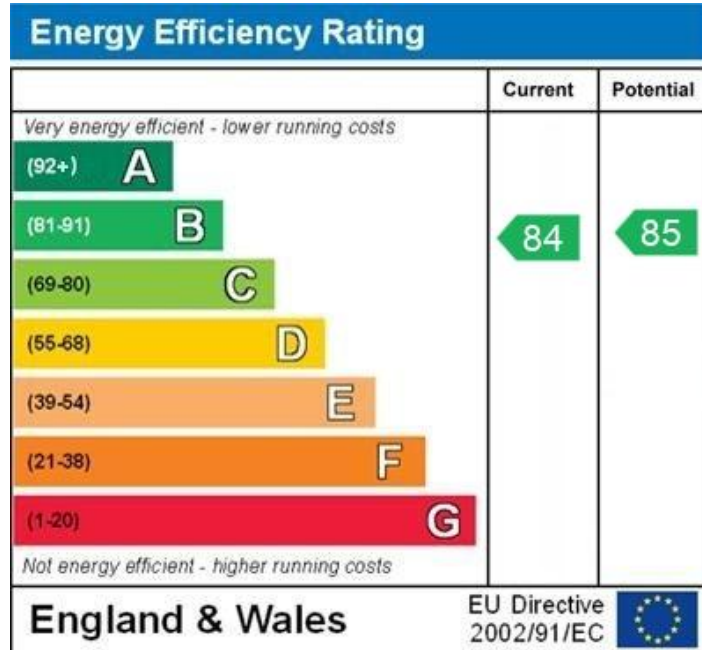


Approx. Gross Internal Floor Area 809 sq. ft. / 75.16 sq. m

Illustration for identification purposes only. Measurements are approximate. Not to scale.
*Traced by Elements Property



EPC



WWW.EPC4U.COM



Lease information

250 from
2007

Lease length

£3703
P.A

Service charge

£275
P.A

Ground rent



For more information or to arrange a viewing contact
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