

Candle House
LS1

ZENKO
CITY LIVING

FOR SALE

£259,950

A SPACIOUS 9TH FLOOR SOUTH-WEST FACING TWO BEDROOM APARTMENT WITH BALCONY AND VIEWS OVER THE CANAL.

















2

Bedrooms

2

Bathrooms

766

Sq. Ft.

ABOUT

A two-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.

9TH FLOOR

SOUTH WEST FACING

VIEWS OVER THE CANAL

BALCONY AND COMMUNCAL ROOF GARDEN

766 SQUARE FEET

EWS1: B1

DIGITAL PARCEL LOCKERS

MOMENTS FROM THE RAILWAY STATION

LARGE WALK-IN WARDROBE TO THE MASTER BEDROOM

EPC: B

COUNCIL TAX BAND: D

CHAIN FREE

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.

We are advised of the following leasehold information:
Service charge approx. £3290 P.A
Ground rent is £275 P.A
Buildings insurance £340 P.A
Lease length 250 years from 2007

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



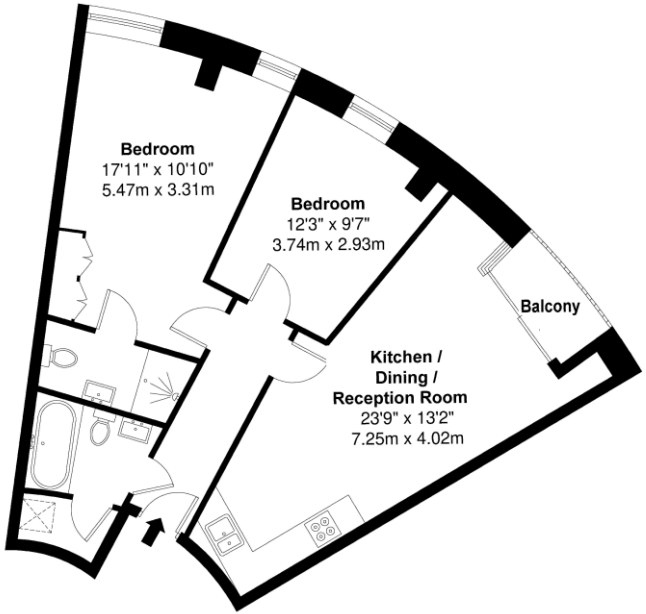





UNISON
cds
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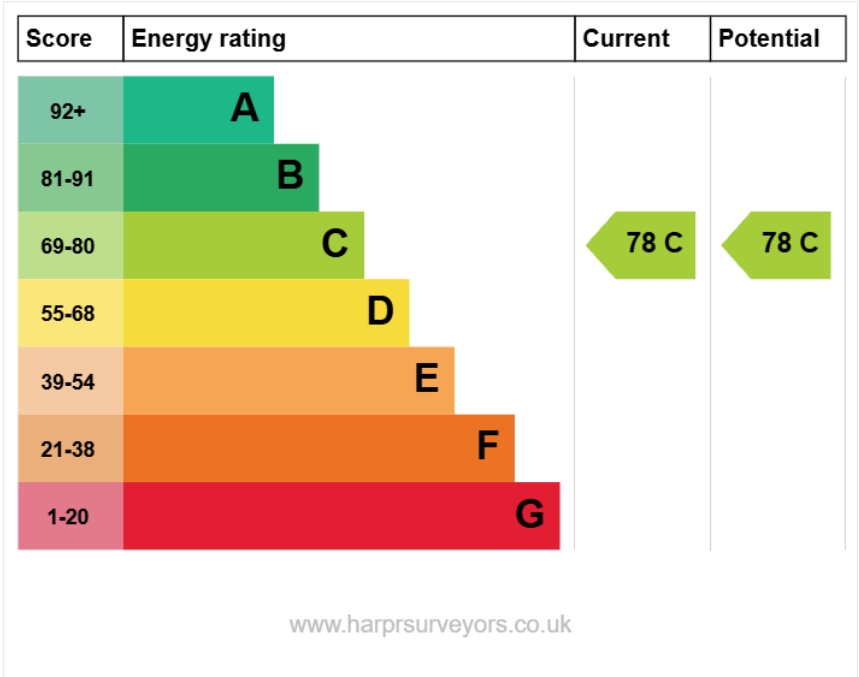
Floorplan



Approx. Gross Internal Floor Area =71.2 sq m / 766 sq ft

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
78 C
78 C
www.harprsurveyors.co.uk

Lease information

250 from 2007

Lease length

£3601 P.A

Service charge

£275 P.A

Ground rent

For more information or to arrange a viewing contact

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