



Candle House  
Leeds, LS1

**ZENKO**  
Properties

Spacious One Bedroom 14<sup>th</sup> Floor Apartment

# FOR SALE

£189,950

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A SPACIOUS ONE BEDROOM APRTMENT WITH HIGH-SPECIFICATION KITCHEN AND BALCONY  
POSITIONED ON THE 14<sup>TH</sup> FLOOR OF THE PRESTIGIOUS CANDLE HOUSE BUILDING.

LOCATED AT GRANARY WHARF, A TRANQUIL SETTING DIRECTLY ADJACENT TO THE LEEDS  
LIVERPOOL CANAL OFFERING A VILLAGE SETTING COMBINED WITH A VIBRANT AND DIVERSE  
RANGE OF AMENITIES





Open Plan with Floor to Ceiling Windows and Balcony



High Specification Kitchen with Granite Worktops and Integrated appliances



Bright and Spacious Living Area







DOUBLETREE BY HILTON



## One-bedroom, luxury apartment

1

Bedrooms

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1

Bathrooms

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534

SQ FT

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# ABOUT

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Zenko Properties are delighted to introduce to the market spacious and modern one bedroom apartment occupying an enviable position on the 14th floor of the prestigious Candle House development at Granary Wharf. This tranquil setting directly adjacent to the Leeds Liverpool canal offers a village setting combined with a vibrant and diverse range of amenities including places to eat and drink as well as a Double Tree by Hilton Hotel. The development also boasts the city's only panoramic roof terrace and direct access into Leeds station, making it an ideal base for those who need to commute or travel with work on a regular basis.

This well presented 14th floor one-bedroom apartment extends to approximately 534 square feet and benefits from a well-designed kitchen with granite worktops throughout and benefiting from a range of integrated NEFF appliances including fridge with separate freezer, dishwasher, microwave and useful island unit. There is a balcony off the living area with views of the city; residents also have exclusive use of the 21st floor communal roof terrace.

## HALLWAY

Entrance via hardwood door into the hallway. Engineered oak flooring, recessed spot lights to ceiling, video entry system. Utility cupboard housing washing machine, heat exchange unit and storage.

## LIVING ROOM

Open plan to kitchen. Engineered oak flooring, floor to ceiling timber framed sliding patio doors leading to the recessed balcony with glass balustrades, external light and fantastic city views. Dimmable recessed spotlights to ceiling. Stainless steel telephone points, power sockets TV and Satellite points. Central heating radiator and wall mounted heating thermostat.

This high-quality home is sure to impress



# ABOUT.. continued

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## KITCHEN

Open plan to living area. ALNO fitted kitchen with cream base units and mushroom wall units. Integrated Neff appliances including oven, hob, microwave and dishwasher. Electric cooker with stainless steel extractor. Twin under-hung sink with mixer tap. Breakfast bar containing fridge and freezer, black granite worktops and upstand throughout. Engineered oak wood flooring, recessed spotlights to ceiling and under unit lighting.

## BEDROOM

Floor to ceiling windows, central heating radiator, carpet to floor. Built in wardrobe with hanging rail, internal light and shelf. TV Point.

## BATHROOM

Three piece bathroom suite comprising toilet with concealed cistern and push button flush, wall hung sink with mixer tap and bath with mixer shower over. Fully tiled walls and floors. Recessed wooden shelving unit with inset spotlights. Spot lighting to ceiling. Wall mounted mirror and chrome heated towel rail. Stainless steel shaver point.

## EXTERNALLY

Off the living area there's a recessed balcony with glazed balustrade, timber decked floor and external light offering south easterly views over the canal. Residents also have exclusive use of the recently refurbished 21st floor communal roof terrace offering amazing panoramic views of Leeds.

## LEASEHOLD INFORMATION

Service charge: Approx. £TBC

Ground rent: £275 P.A

Buildings insurance: £293.43 P.A

Lease Length: 250 Years from 1st January 2007





Bathroom

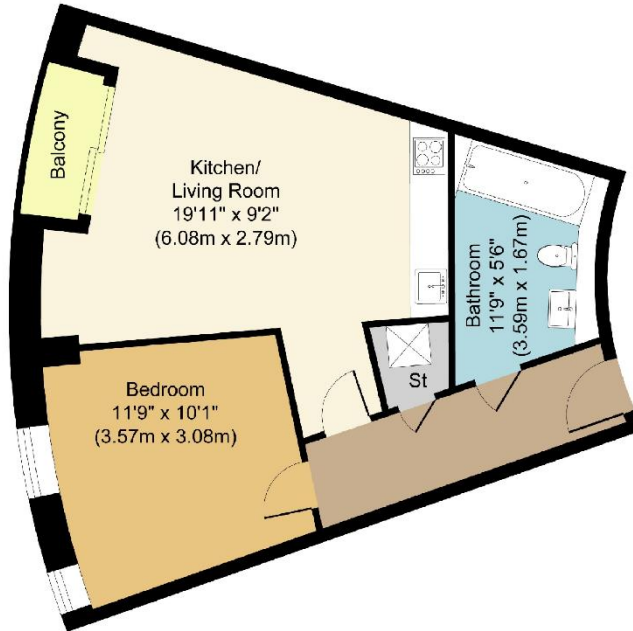




# Floorplan

## Approximate Floor Area

534 sqft (49.59 sqm)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC  
TBC





## Lease information

250 from  
2007

Lease length

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£2397.28  
P.A

Service charge

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£275 P.A

Ground rent

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For more information or to arrange a viewing contact  
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