



Candle House
Leeds, LS1

ZENKO
Properties

Spacious Two Bedroom Waterfront Apartment

FOR SALE

Offers in the Region of £269,950

A VERY WELL PRESENTED TWO BEDROOM AND TWO BATHROOM APARTMENT
WITH SOUTH FACING WITH CANAL VIEWS

THE DEVELOPMENT ALSO BOASTS THE CITY'S ONLY PANORAMIC ROOF
TERRACE AND DIRECT ACCESS INTO LEEDS STATION





Spacious Open Plan Living Area



Well-equipped Kitchen with Granite Worktops









Spacious Second
Bedroom

Two-bedroom, waterfront apartment

2

Bedrooms

2

Bathrooms

801

SQ FT



ABOUT

A two bedroom and two-bathroom apartment within Candle House; a striking cylindrical tower 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 very well-presented 6th floor two-bedroom apartment extends to approximately 801 square feet and benefits from a well-designed kitchen with granite worktops throughout and a range of integrated NEFF appliances including fridge with separate freezer, dishwasher and microwave. There is a south facing balcony off the living area with great views of the canal; residents also have exclusive use of the 21st floor communal roof terrace.

ENTRANCE HALL

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

LIVING AREA

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

KITCHEN

Open plan to living area. ALNO fitted corner kitchen with cream base units and mushroom wall units. Integrated Neff appliances including oven, hob, microwave, full-size fridge freezer 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 with additional under unit lighting.



ABOUT.. continued

MASTER BEDROOM

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

ENSUITE

Shower room comprising toilet with concealed cistern and push button flush, wall hung basin with mixer tap, vanity unit and illuminated mirror over. Walk-in shower with glass screen and wall mounted controls. Fully tiled to walls and floors. Recessed wooden shelving unit with inset spotlights. Spot lighting to ceiling. Wall mounted mirror and chrome heated towel rail.

BEDROOM

Floor to ceiling timber frame windows. Central heating radiator. Carpet to flooring. TV Point.

EXTERNALLY

Off the living area there's a recessed balcony with glazed balustrade, timber decked floor and external light offering southerly 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 CHARGES

Service charge: £3599.56

Ground rent: £275 p.a

Buildings insurance: £425 P.A

Lease Length: 250 Years from 1st January 2007



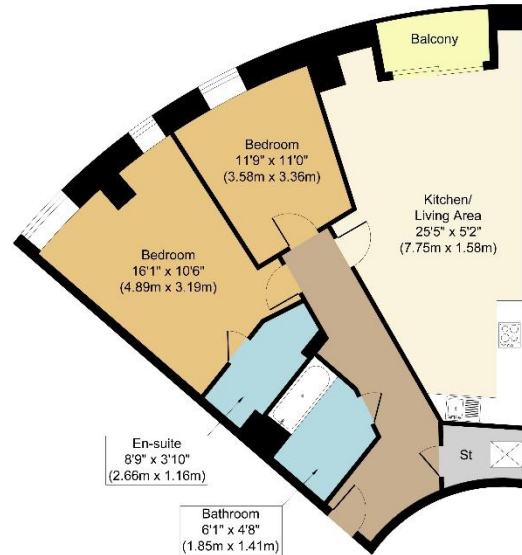


Bathroom





Floorplan

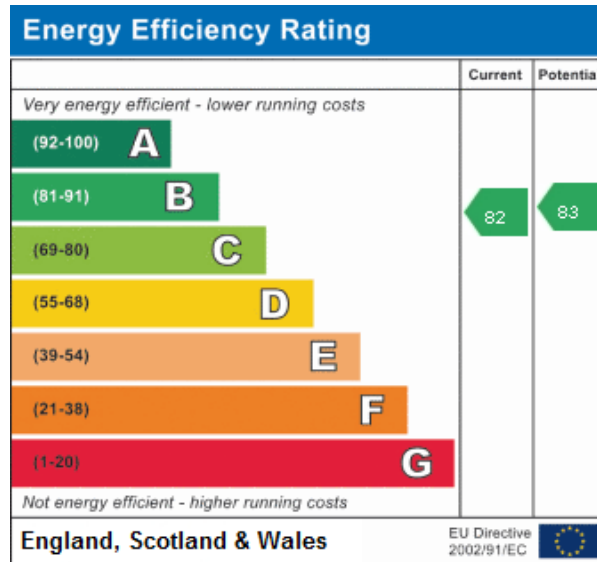


Approximate Floor Area
801 sq ft (74.46 sqm)

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 misstatement. The measurements should not be relied upon for valuations, transactions and/or funding purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or agent. The services, systems and appliances shown here have not been tested and no guarantee as to their condition or efficiency can be given.
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EPC



Lease information

250 from
2007

Lease length

£3599.56
P.A

Service charge

£275 P.A

Ground rent



For more information or to arrange a viewing contact
Tobias Duczenko, Owner, Zenko Properties



Zenko Properties, 2 The
Chandlers, Leeds, LS2 7EZ



0113 247 0777



tobias@zenkoproperties.co.uk



www.zenkoproperties.co.uk



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