



Candle House
Leeds, LS1

ZENKO
Properties

Spacious 15th floor one bed apartment

FOR SALE

£184,950

A PRISTINE ONE BEDROOM APARTMENT ON THE 15TH FLOOR OF CANDLE
HOUSE
LOCATED CLOSE TO THE TRAIN STATION WITHIN THIS HIGHLY SOUGHT AFTER
WATERSIDE DEVELOPMENT





Bright and spacious open plan living area



Kitchen





I LIKE IT WHEN YOU
SLEEP FOR YOU ARE
SO BEAUTIFUL. YET
SO UNAWARE OF IT





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One-bedroom, luxury apartment

1

Bedrooms

1

Bathrooms

547

SQ FT



ABOUT

Zenko Properties are delighted to introduce to the market spacious and modern one bedroom apartment occupying an enviable position on the 15th 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 very well presented 15th floor one-bedroom apartment extends to approximately 547 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.

The property also benefits from having the flooring to the kitchen/living area and bathroom newly replaced.

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.

This high-quality home is sure to impress



ABOUT.. continued

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 spot lights 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 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 spot lights to ceiling with additional 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 spot lights.

Spot lighting to ceiling. Wall mounted mirror and chrome heated towel rail. Stainless steel shaver point.



ABOUT.. continued

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 2024 estimation: £2,087.68

Ground rent: £275 P.A

Buildings insurance 2023 awaiting 2024 amount: £299.77

Lease Length: 250 Years from 1st January 2007

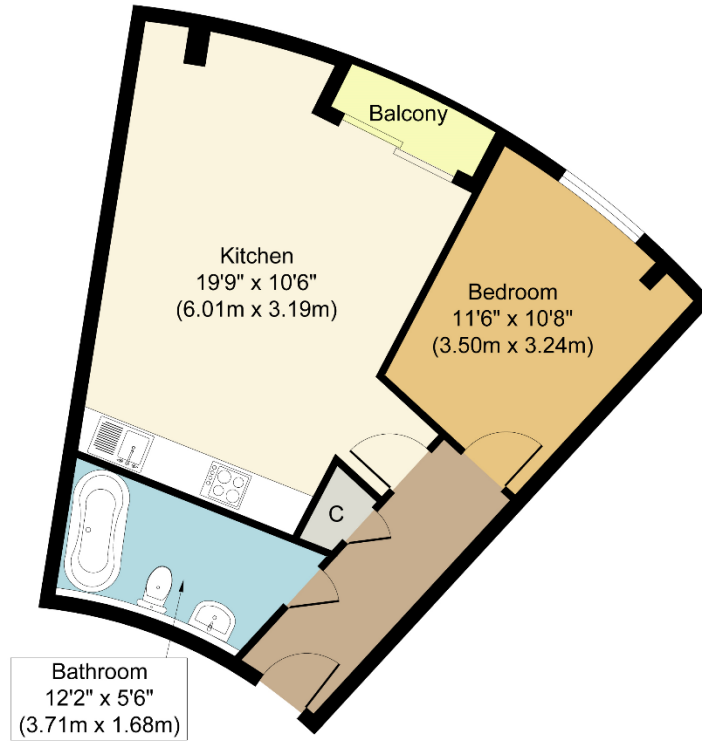




Bathroom








Approximate Floor Area
547 sq. ft
(50.81 sq. m)



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Lease information

250 from
2007

Lease length

£2087.68
P.A

Service charge

£275 P.A

Ground rent



For more information or to arrange a viewing contact
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