



DOUBLE TREE

# Candle House Leeds, LS1

**ZENKO**  
Properties

Spacious 18<sup>th</sup> floor two-bedroom apartment

# FOR SALE

£274,950

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A TWO BEDROOM AND TWO BATHROOM 18TH FLOOR APARTMENT WITH  
LICENSED CAR PARKING SPACE AVAILABLE (MONTHLY FEE APPLIES)

LOCATED IN THE CITY CENTRE ADJACENT TO THE CANAL AND TRAIN STATION





















## Two-bedroom, 18<sup>th</sup> floor apartment

2

Bedrooms

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2

Bathrooms

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811

SQ FT

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# ABOUT

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A spacious 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 18th floor, extends to 811 square feet, and has a balcony off the living area. Residents have access to the 21st floor communal roof terrace offering panoramic views of Leeds. The property also has the benefit of one licensed car parking space located beneath the railway arches (See terms below).

TWO BEDROOMS AND TWO BATHROOMS  
18TH FLOOR  
811 SQUARE FEET  
BALCONY  
LICENSED CAR PARKING AVAILABLE  
(MONTHLY LICENSE FEE APPLIES)

COMMUNAL ROOF TERRACE  
EPC: B  
COUNCIL TAX BAND: D  
LEASEHOLD  
ON-SITE AMENITIES



# ABOUT.. continued

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Granary Wharf is a mixed-use canal side 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 places to eat and drink as well as a convenience store, nail salon and direct access to the southern entrance to the train station.

The development sits on a site flanked by the railway arches beneath the train station to one side and the Leeds Liverpool canal basin to the south. Vehicular access is off Wharf approach via Water Lane and pedestrian access is either via the dark arches or Little Neville Street and then by crossing the foot bridge.

We are advised of the following leasehold information:

Service charge £3096.00 P.A

Ground rent is £275 P.A

Buildings insurance £450 P.A

## PARKING

This property is available with the remaining term of a 25-year licence car parking space which commenced on 20th September 2013. The monthly license fee is: £210 PCM.









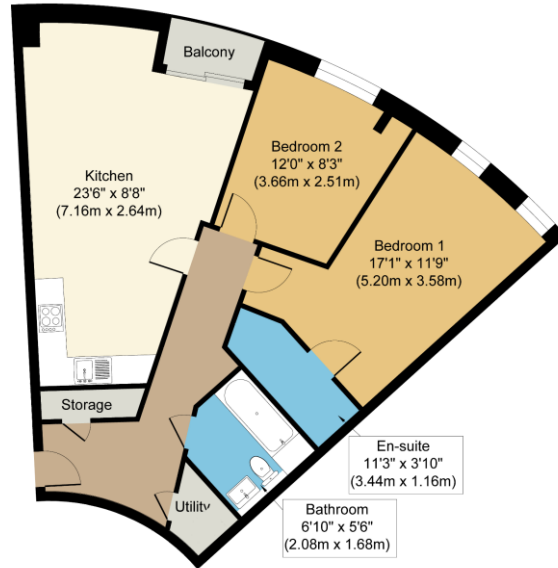








# Floorplan



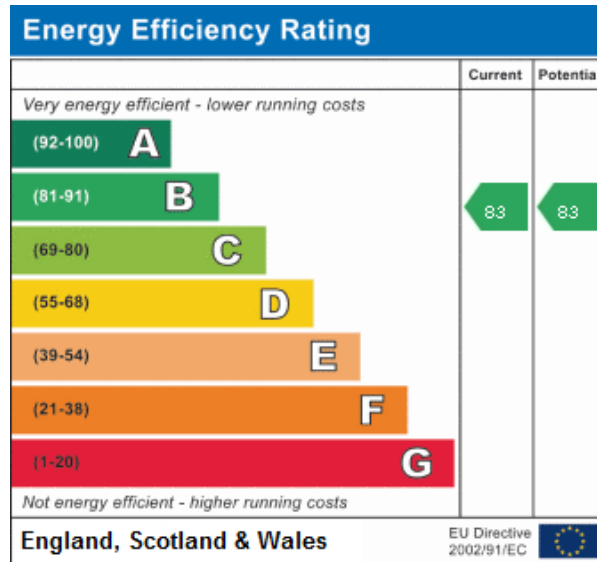
**Approximate Floor Area**  
**811sq. ft**  
**(75.34 sq. m)**

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





## Lease information

250 from  
2007

Lease length

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£3096  
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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