



Merchants Quay, Leeds, LS9 8BB
£199,950

- TWO BEDROOMS
- TWO BATHROOMS
- BALCONY
- FITTED WARDROBES TO BOTH BEDROOMS
- SOUGHT AFTER LOCATION
- TENANTED UNTIL AUG 2025 AT £1100 PER MONTH
- COMMUNAL GARDENS
- CONCIERGE

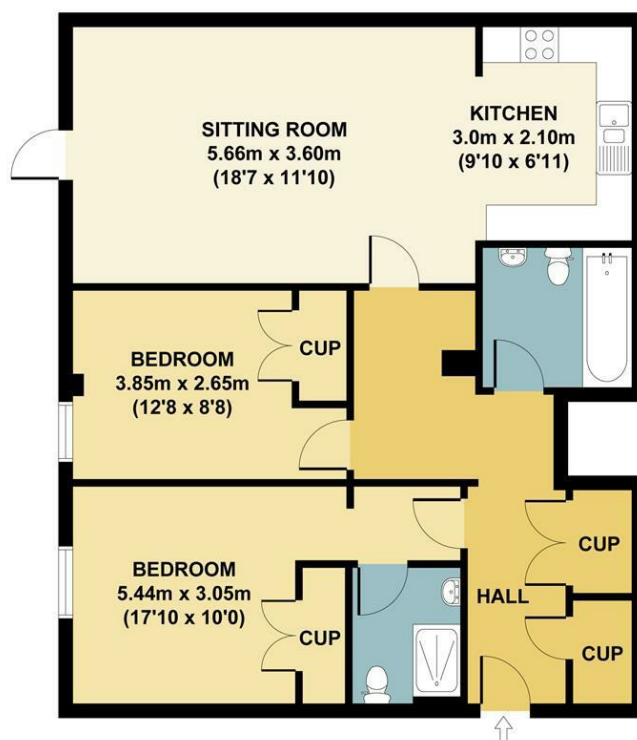
TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY AT THE POPULAR MERCHANTS QUAY DEVELOPMENT. THE APARTMENT IS CURRENTLY TENANTED UNTIL AUGUST 2025 AT £1100 PER MONTH.

THE ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALLWAY, OPEN PLAN LIVING ROOM WITH BALCONY INCORPORATING FULLY EQUIPPED KITCHEN AREA, TWO DOUBLE BEDROOMS, EN SUITE BATHROOM TO THE PRIMARY BEDROOM AND FURTHER HOUSE BATHROOM.

THE DEVELOPMENT:-

Merchants Quay is located on the East side of Leeds City Centre in an ideal position close to the waterside yet giving access access to the motorways and just a short walk from Leeds train Station, Trinity and Victoria Gate. The gated development benefits from a Concierge and communal gardens.

EPC Rating E. Council tax band E.



**GROSS INTERNAL
FLOOR AREA 73 SQ M**

75 MERCHANTS QUAY, EAST STREET, LEEDS, LS9 8BB
APPROX. GROSS INTERNAL FLOOR AREA 73 SQ M / 786 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

LEASEHOLD INFORMATION

LEASE: 999 YEARS FROM 1999

SERVICE CHARGE: £4216.88 PER ANNUM

GROUND RENT: £150 PER ANNUM

ENTRANCE HALL - With convenient built in storage cupboard and cupboard housing water cylinder. Electric wall heater.

LIVING ROOM - open plan space giving access to the walk on balcony. Electric wall heater.

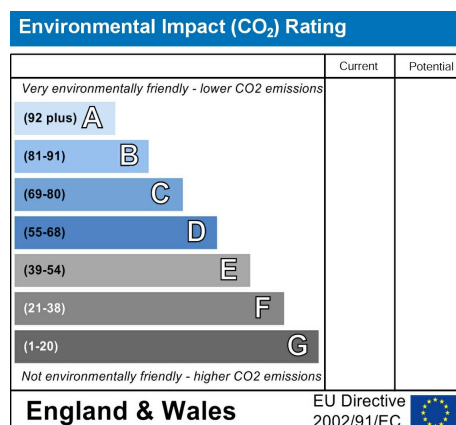
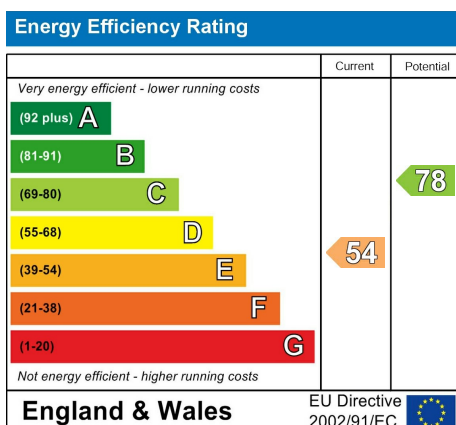
KITCHEN AREA - Range of fitted kitchen units with integrated fridge freezer, dishwasher, Electric oven and hob, microwave.

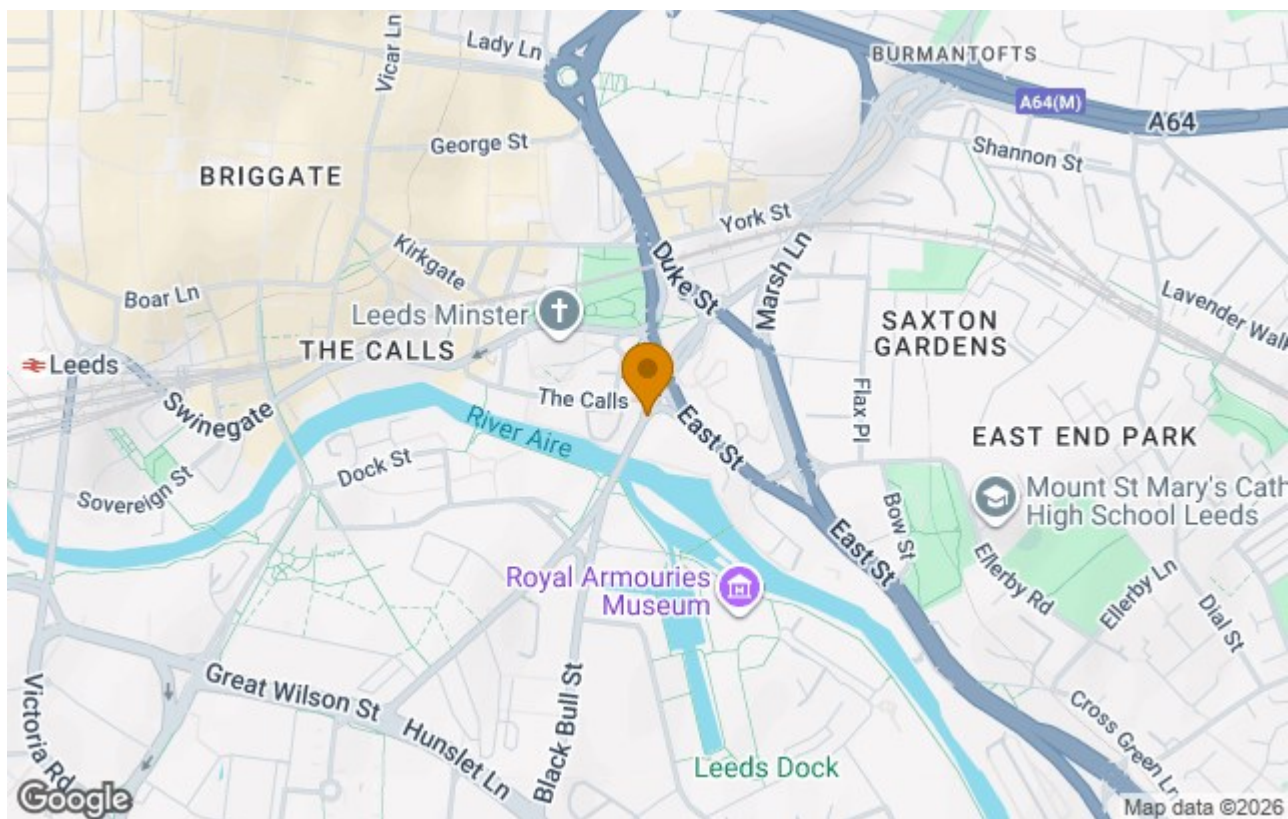
BEDROOM ONE - Primary bedroom with built in double wardrobe and access to ensuite shower room. Electric wall heater.

ENSUITE - Fully tiled shower room with walk in shower, sink, toilet. Heated towel rail.

BEDROOM TWO - Second bedroom with built in double wardrobe. Electric wall heater.

HOUSE BATHROOM - Fully tiled with White Bathroom suite and shower over bath. Heated towel rail.





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.