



## Merchants Quay, Leeds, LS9 8BA

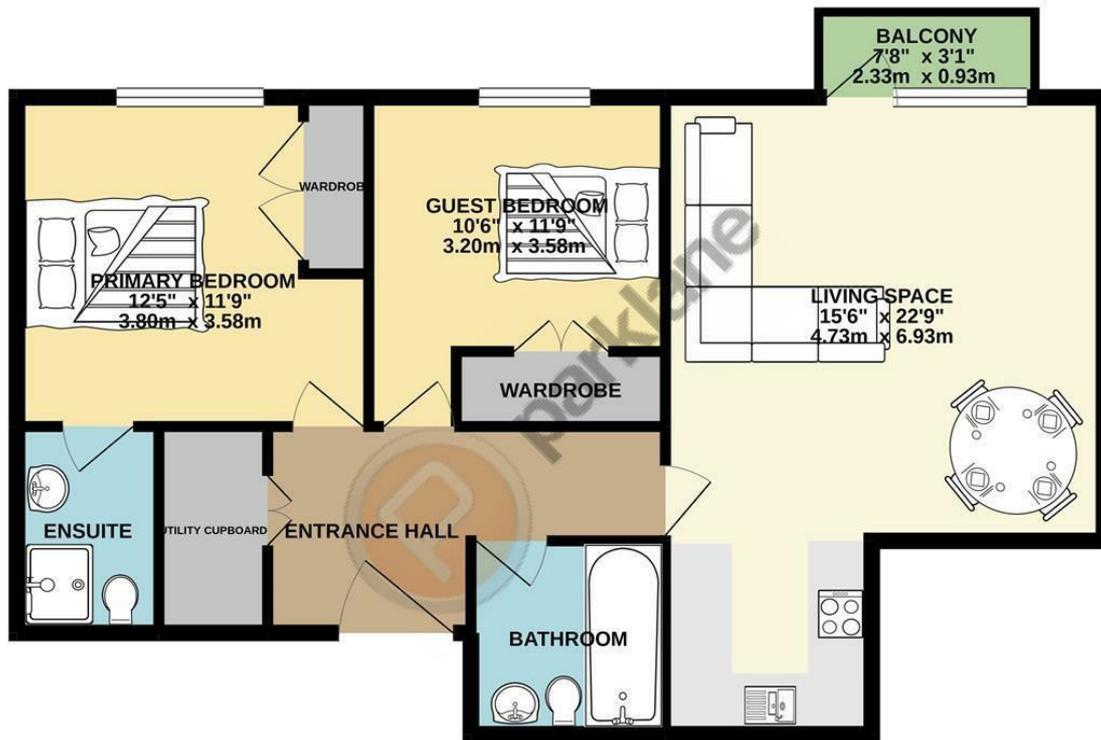
**£224,950**

- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- 5TH FLOOR WITH LIFT ACCESS
- TWO BATHROOMS
- WATERFRONT LOCATION
- GATED AND FOB ENTRY COMPLEX
- PARKING SPACE INCLUDED
- ON SITE CONCIERGE SERVICE

FABULOUS TWO BEDROOM, TWO BATHROOM SOUTH FACING APARTMENT with UNDERGROUND PARKING SPACE. Facing to the South, this apartment is bathed in natural sunlight with fantastic views over River Aire and the weir. The property comprises entrance hallway, bathroom, primary bedroom with ensuite facilities, further double bedroom. Fully-integrated kitchen area includes washer/dryer, full length fridge/freezer, oven & hob, dishwasher and integrated microwave. Merchants Quay is a gated complex with 24hr concierge security service. Walking distance to train station and main shopping district.

EPC Rating C.  
 Council Tax Band E.

**Ground Floor**  
 760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Leasehold Information

Leasehold: 999 years from June 1999.

Service Charge: £4,216.88 per annum

Ground Rent: £150 per annum

**Two Bedroom, Two Bathroom apartment with balcony and secure parking at Merchants Quay.**



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.