



Merchants Quay, Leeds, LS9 8BA, £1,400 PCM

Large two bedroom, two bathroom apartment in the Merchants Quay development WITH SECURE PARKING SPACE included. Briefly comprising of large living/dining room with floor to ceiling windows offering excellent views over the weir. Separate kitchen area with integrated appliances including washer, dishwasher and large fridge/freezer. Two double bedrooms, one with an ensuite in as well as an additional house bathroom - both with three piece suite in white with bath and overhead shower. Large balcony overlooking the weir. Parking included underneath the development. Deposit £1,615. EPC Rating E. Council tax band E.



2



2



E

Merchants Quay, Leeds, LS9 8BA



- Two Bedrooms
- Two Bathrooms
 - Balcony
- Parking Included
 - Dishwasher
 - Concierge

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	78
	54

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

