



## Merchants Quay, Leeds, LS9 8BA, £1,250 PCM

This south facing apartment has a spacious and airy lounge and a balcony with fabulous views over the river and the weir. The property comprises entrance hallway, bathroom, double bedroom and master bedroom with ensuite facilities. Fully-integrated kitchen area includes washer/dryer, full length fridge/freezer, oven & hob, dishwasher and integrated microwave. On-site security. **PARKING SPACE INCLUDED.** Deposit £1,490. EPC Rating C. Council tax band E.

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## Merchants Quay, Leeds, LS9 8BA



- South Facing Balcony
- Two Double Bedrooms
  - Parking Included
  - On-site Concierge
  - Two Bathrooms

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		
England & Wales	73	80
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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EU Directive 2002/91/EC		

