



## 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.



2



2



E

# 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		
	73	80
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

