



## Merchants Quay, Leeds, LS9 8BB

**£210,950**

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

TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY AT THE POPULAR MERCHANTS QUAY DEVELOPMENT. OPEN TO INVESTORS ONLY THE APARTMENT IS CURRENTED 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.

## 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.

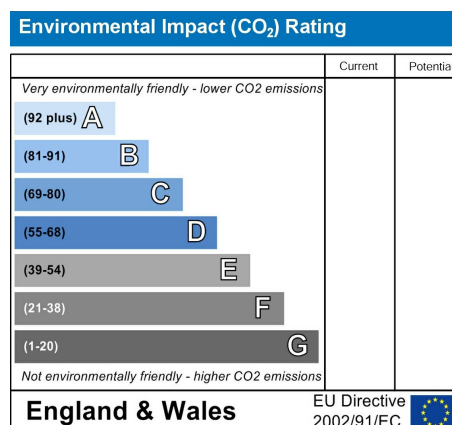
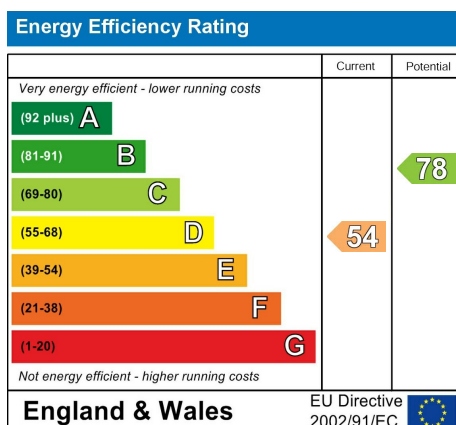
**KITCHEN AREA** - Range of fitted kitchen units with integrated fridge freezer, dishwasher, Electric oven and hob, microwave.

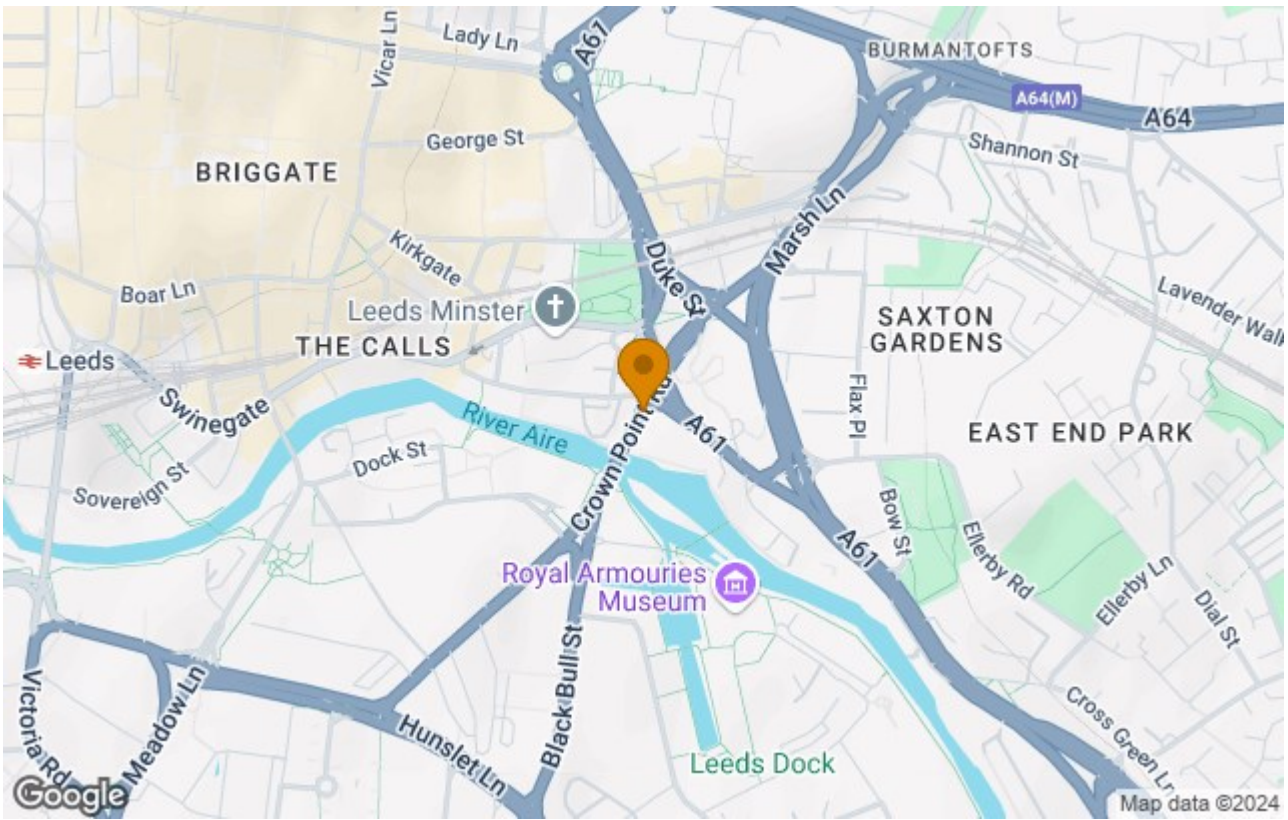
**BEDROOM ONE** - Primary bedroom with built in double wardrobe and access to ensuite shower room. Electric wall heater.

**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.