



2 Merchants House North Street, Leeds, LS2 7PN
£229,950

Adair Paxton
Property Specialists

*****TWO BEDROOM APARTMENT SET IN STUNNING GRADE II LISTED CONVERSION***** Situated on the North side of Leeds City Centre, close to the new Victoria Gate development, the apartment is set in an ideal location for anyone wanting to be close to the shops, nightlife and culture of the city centre, as well as excellent transport links. Merchants house has been converted to create a luxury living space and many of the original features in this iconic building have been tastefully retained. The building boasts a grand entrance hall, with stairs and lift access to all floors. The apartment itself comprises a private entrance hall leading to a contemporary open plan kitchen/diner and living area. A master bedroom with a dressing area and en-suite bathroom, second double bedroom and a house bathroom. An early internal viewing is highly recommended.



Communal Entrance

Stunning communal entrance, with entry phone system, lift and stairs giving access to all floors

Entrance Hall

Private entrance hall with entry phone system. Storage cupboard plumbed for washing machine.

Open Plan Living Room/Kitchen

Comprising:

Kitchen/Diner

10'7" x 13'2" (3.25 x 4.02)

Fitted with a range of wall, base and drawer units with worktops over. Integrated oven with 4-ring hob and extractor hood above. Stainless steel 1.5 bowl sink with mixer tap and drainer. Space for fridge/freezer. Inset ceiling spotlights.

Living Room

16'7" x 17'0" (5.08 x 5.19)

Light and airy living area with feature arched window and sliding doors leading onto the balcony. Two wall mounted electric radiators.

Balcony

Bedroom

11'4" x 16'9" (3.46 x 5.11)

Light and airy double bedroom with feature arched window. Wall mounted electric radiator. Dressing area.

Bedroom

11'1" x 9'0" (3.38 x 2.76)

Second double bedroom with four windows. Wall mounted electric radiator. Opening to a useful space ideal for a dressing room or office.

En-suite Bathroom

Modern bathroom Fitted with a three piece suite comprising; bath with shower above and glass shower screen. WC and vanity washbasin. Tiled walls and floor. Wall mounted heated towel rail.

Shower Room

Modern bathroom comprising of; walk in shower cubicle, WC and wash hand basin. Tiled walls and floor.

Tenure

Lease Term 999 years from Jan 1999

Ground Rent £50.00 Annually

Service Charge

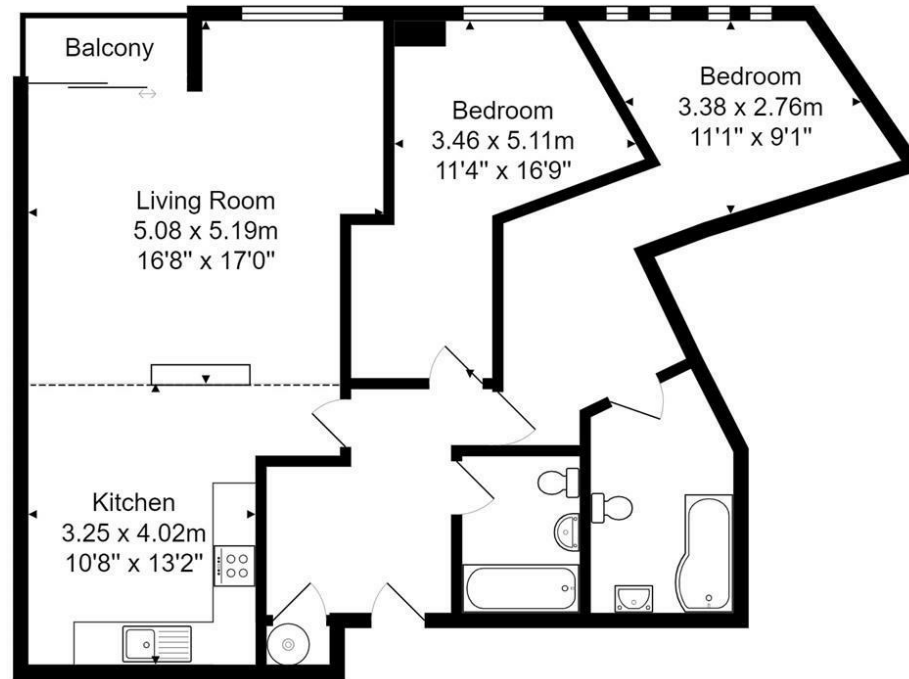
Service charge £418.31 a quarter – Annually 1673.24







FLOOR PLANS



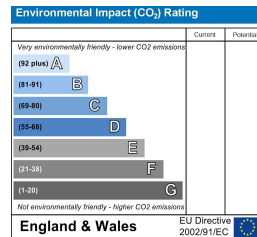
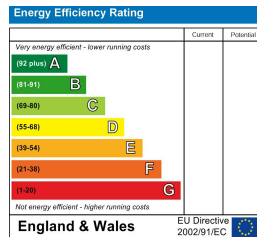
Total Area: 88.0 m² ... 947 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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ENERGY PERFORMANCE



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