



Merlin Wharf is a new multi-tower development of attractive, contemporary apartments set over fourteen storeys, all for rent and arranged around two large landscaped gardens alongside the River Soar. We have built the building in the expectation that it creates a relaxing space in the city away from the bustle and city noise. We want you to be able to rent a home that's your home and your place to live.

Merlin Wharf is located within easy reach of the shops, bars, restaurants and other amenities of Leicester city centre. The mainline railway station is within walking distance, and the M1 is easily reached via the A50. There is easy access to the surrounding area, including De Montfort University, Leicester University as well as the King Power and Welford Road Stadia.

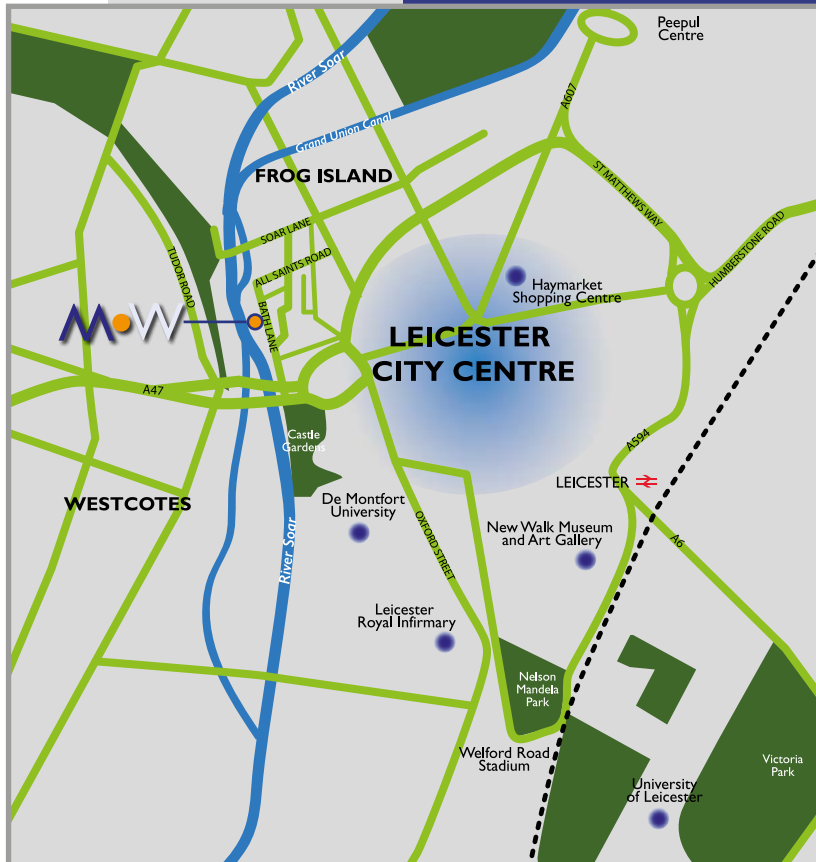
- Central Leicester
(walking distance 15 minutes / car 8 minutes)
- Main line railway station
(walking distance 20 minutes / car 10 minutes)
- Bus station (Leicester Haymarket Station)
(walking distance 11 minutes / car 5 minutes)
- Westcotes
(walking distance 10 minutes / car 4 minutes)



computer generated image



RIVERSIDE LIVING... YOUR HOME BY THE WATER



NEIGHBOURHOOD SPACE

When you enter Merlin Wharf through the main entrance you will be greeted by the concierge where you can pick up any packages on the way to your apartment, or stop for a coffee in our lounge area, read a paper or simply relax on one of our sofas and catch up with other residents.

YOUR APARTMENT

Opening the door to your apartment with your hotel style key card entry provides added security. This system allows you to use fob/ mobile phone to access. There are Elka wood style finished floors throughout the apartments. Each apartment located within the complex has floor to ceiling windows, that maximise light. The majority of apartments overlook the landscaped courtyards whilst the apartments on the front of the building provide views of a vibrant streetscape as you ascend the building. The kitchens have been carefully designed for apartment living with integrated appliances (dishwashers, fridge freezer, washer/dryer) all as standard. The durable kitchen work surfaces have been selected to match the light coloured kitchens.



LIVING AT MERLIN WHARF

OUR APPROACH

At Merlin Wharf our approach is to provide you with a good quality, well maintained home at an affordable price.

RENTING FROM US

Merlin Wharf offers bespoke rental properties designed to offer a good standard living space which is maintained and managed by our team who are located at the complex. We have a range of one bedroom and two bedroom with one and two bathroom apartments across the building along with car parking spaces available on request. Rents vary from unit to unit and floor to floor.

SERVICES

All of the services listed opposite are a phone call away or accessed through the online Merlin Club portal.



CONCIERGE

Our concierge is located at the entrance of the building and will provide a full suite of concierge services including portorage, security and parcel collection point.

As a resident of Merlin Wharf you are automatically a member of the Merlin Club which gives you access to all our services through our residents' portal if preferred.

WHAT IS ON OFFER

Enjoying your time at Merlin Wharf is important to us and our aim is to provide you with a well maintained, safe and secure home, so we offer agreements that will enable you to stay with us for a minimum of 12 months plus.

- Zero Deposit scheme*
- No hidden charges or fees
- Agreed response times for repairs
- No annual renewal fees
- Access to an account with your payment history
- References for future landlords

* subject to terms and conditions





BENEFITS OF MERLIN WHARF

ON-SITE FACILITIES:

- Landscaped courtyards
- Guest and apartment wi-fi on request
- Dedicated building manager and facilities team
- Furnished and unfurnished apartments available
- Flexible tenancies from 12 months
- Serviced apartments
- Repairs within agreed timescales
- Concierge 365 days
- CCTV at the entrances and in reception areas
- Hotel style access to apartments in the main blocks
- ANPR secure undercroft car parking
- Electric car charging points
- Residents' portal
- Gym*
- Residents lounge, entertaining space and kitchen*
- Breakout space, work-from-home space*

Our aim is to provide a secure and easy living environment for Merlin Wharf residents, as well as delivering contemporary, high quality accommodation.

* Coming soon.



FLOORPLANS

TYPE A • ONE BED



TYPE B • ONE BED

TYPE A • TWO BED



TYPE B • TWO BED

SPECIFICATION

GENERAL

Elka v-groove laminate flooring throughout the apartments

Broadband

Pendant light in bedrooms and adjustable lighting in living areas

White skirting

Ample electric sockets

Fitted wardrobes

Schindler lifts

KITCHEN

Integrated JTC kitchens

Durable worktop

Stainless steel sink

Bristan mixer taps

Four ring hob

Fan oven

Stainless steel cooker hood

Aluminium splashback

Integrated dishwasher

Washer/dryer

Integrated fridge freezer

BATHROOMS AND EN SUITE

Bath with Hans Groche thermostatic mixer shower

Showers in two bedroom apartments

Roca basin on a white Perla top

Johnson Kerrastar floor tiles

Chrome heated electric towel rail

Mirror and sink vanity cabinet

Full height tiling around the shower and bath

Rain shower heads in showers

DECORATION

Dulux taupe walls

White ceilings

Oak faced paint grade front and internal doors

SECURITY AND ACCESS

NSP Security hotel style door locking system for continued security accessible from fob and mobile phone

CCTV around the building and in the foyers

Push button door entry system

Access to the car park is through number plate recognition to ensure the car park remains secure at all times

SUSTAINABILITY

All apartments are EPC rated between B-C

Maisonettes on the ground floor are C rated

Electric car points in the car park

Electricity green energy supplier





Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Computer generated images have been used to show the entire development in its maturity. Tenants are advised to check with the sales office regarding specific plots. Amenities listed are subject to completion post launch. Please ask our sales representative for accurate details about amenities due to be ready at the commencement of the rental contract.

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