



Merchants Quay,  
LS9

ZENKO  
CITY LIVING

FOR SALE

**£174,950**

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A WELL-PRESENTED APARTMENT WITH WEST FACING BALCONY  
AND ALLOCATED SECURE CAR PARKING

















2

Bedrooms

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1

Bathrooms

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700

Sq. Ft.

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# ABOUT

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A good size apartment with West facing balcony with city views and built-in wardrobe to the master bedroom. Many of the city's amenities are within easy walking distance including the General Infirmary (28 mins), the Law Courts (22 mins), the Railway Station (19 mins), the Business District and the main shopping areas of Trinity (10 mins) and Victoria Gate (10 mins) being close by. The development also offers easy access to the motorway network, Leeds Dock (9 mins) the bus station (7 mins).

All quoted distances taken from Google Maps

GATED RIVERSIDE DEVELOPMENT

FULLY REDECORATED THROUGHOUT

ALLOCATED SECURE PARKING SPACE

LARGE BUILT-IN WARDROBES TO MASTER BEDROOM

WEST FACING BALCONY WITH CITY VIEWS

COUNCIL TAX: E

CONCIERGE

SERVICE CHARGE INCLUDES WATER RATES

LEASEHOLD - 972 YEARS REMAIN

EPC: D



# ABOUT.. continued

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We are advised that the current service charge £3828P.A

We are advised that the current ground rent is £300P.A

Lease length 999 years from 1999

Merchants Quay is a quality residential development built by Crosby Homes in 1999. The building sits on the junction of Crown Point Road and East Street with a number of apartments having views across the communal gardens to the River and other having views of the city.

With the added benefit of an on-site Concierge, this property is well positioned for easy access into and out of the city centre, as well as the other popular residential areas of Leeds Dock and the Calls.

One allocated and gated parking space is included with provision for visitor car parking also available

Heating: Electric heating

Water: Mains connected, via a meter

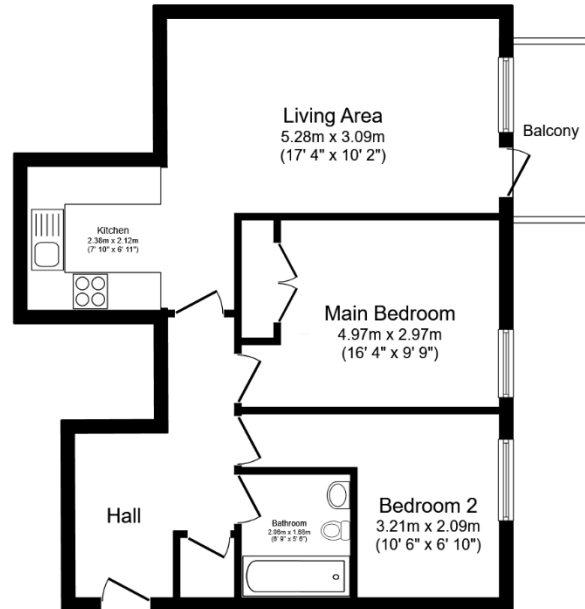
Broadband: No issues to report

Mobile: No issues to report





# Floorplan



## Floor Plan

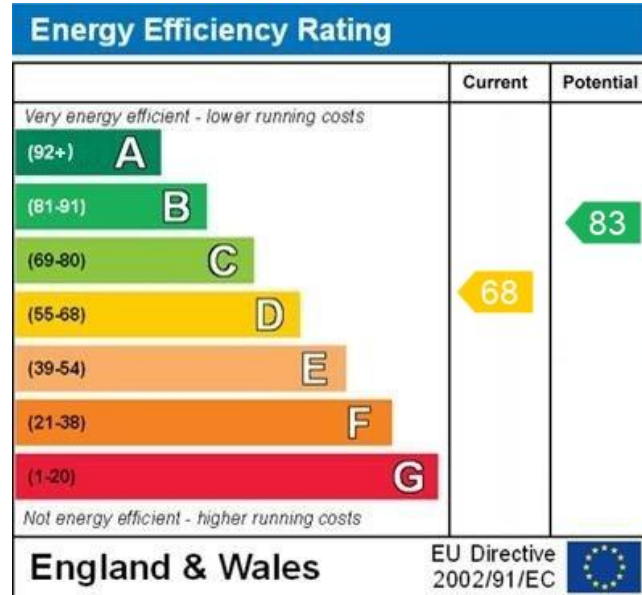
Floor area 65 sq.m. ( 700 sq.ft.)

Total floor area: 65 sq.m. ( 700 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



# EPC



WWW.EPC4U.COM



## Lease information

999 from  
1999

Lease length

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£3528  
P.A

Service charge

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£300  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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