



## **Merchants Quay, Leeds, LS9 8BA, £1,195 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 £1,375. EPC Rating C. Council tax band E.



2



2



E



- 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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

