



Merchants Quay, Leeds, LS9 8BA, £1,350 PCM

Large two bedroom, two bathroom apartment in the Merchants Quay development WITH SECURE PARKING SPACE included. Briefly comprising of large living/dining room with floor to ceiling windows offering excellent views over the weir. Separate kitchen area with integrated appliances including washer, dishwasher and large fridge/freezer. Two double bedrooms, one with an ensuite in as well as an additional house bathroom - both with three piece suite in white with bath and overhead shower. Large balcony overlooking the weir. Parking included underneath the development. Deposit £1,555. EPC Rating E. Council tax band E.



2



2



E

Merchants Quay, Leeds, LS9 8BA



- Two Bedrooms
- Two Bathrooms
 - Balcony
- Parking Included
 - Dishwasher
 - Concierge

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	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

