



Merchants Quay
Leeds, LS9

ZENKO
Properties

Spacious two Bedroom apartment

FOR SALE

£220,000

AN IMPROVED AND UPGRADED TWO BEDROOM APARTMENT WITH UNDERCROFT
CAR PARKING AND BALCONY







Bespoke recessed kitchen









Recently fitted upgraded bathroom

An upgraded two bedroom apartment

2

Bedrooms

2

Bathrooms

743

SQ FT



ABOUT

A spacious apartment that benefits from an upgraded kitchen with integrated appliances and a newly fitted bathroom. The apartment features a balcony and built-in wardrobe to the master bedroom making this apartment ideal for an owner occupier looking for a quality home. 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).

- TWO BEDROOMS
- UPGRADED KITCHEN
- UPGRADED BATHROOM
- UNDERCROFT CAR PARKING
- BALCONY
- BUILT-IN WARDROBES
- ON-SITE CONCIERGE
- COUNCIL TAX BAND: D
- EPC: C
- LEASEHOLD

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.

This high-quality home is sure to impress



ABOUT.. continued

Leasehold information

We are advised that the current service charge £2945 P.A

We are advised that the current ground rent is £150 P.A

Length of lease: 999 years from 2000

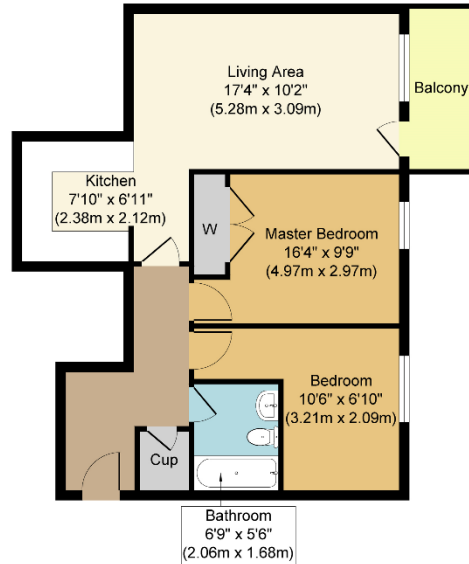
One allocated and gated parking space is included with provision for visitor car parking also available.







Floorplan

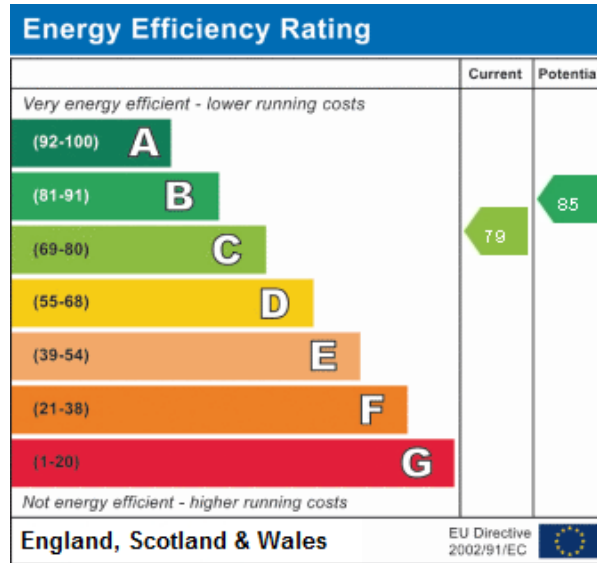


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



Lease information

999 from
200

Lease length

£2945
P.A

Service charge

£150 P.A

Ground rent



For more information or to arrange a viewing contact
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