



## LEEDS ACCOMMODATION BUREAU

Sales & Lettings

Merchants Quay  
East Street, Leeds, LS9 8BB

- Entrance Hall
- Allocated Secure Parking
- Balcony with River and Dockside views
- Lounge
- Kitted Kitchen
- 2 Double bedrooms
- Bathroom with shower/WC

**Asking Price Of £230,000**  
EPC Rating 73





## Property Description

A Riverside apartment on the 6<sup>th</sup> floor with River and Dockside View and secure allocated parking.

### Entrance hall:

with storage cupboard

### Lounge area

With electric wall mounted heaters  
Doors leading to Balcony

5.22m x 3.53m

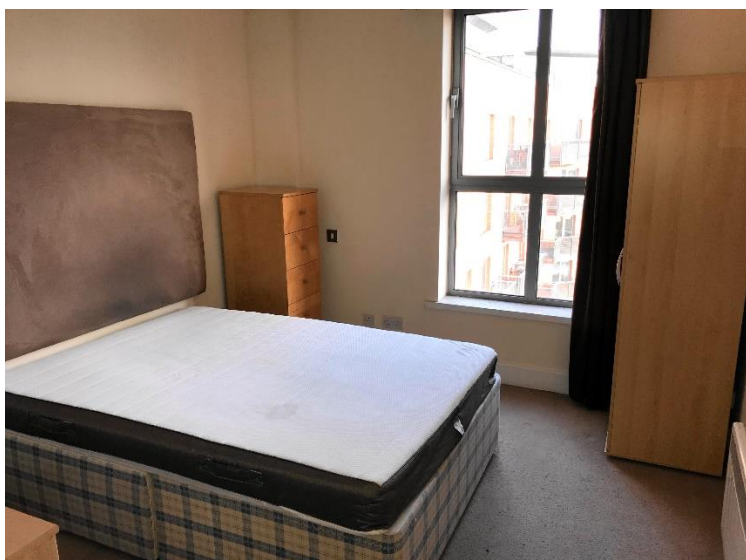
### Kitchen area

The kitchen has a range of wall and base units with integrated appliances and complimentary worktops. Cooker hob and oven/ washer/drier /fridge freezer/ and dishwasher

2.40m x 2.09m







## Bedroom 1

Electric wall mounted heaters

4.22m x 2.96m



## Bedroom 2

Electric Wall Mounted heater

Fitted wardrobes

4.22m x 2.99m



## Bathroom/WC

Fully tiled bathroom

3-piece white bathroom suite

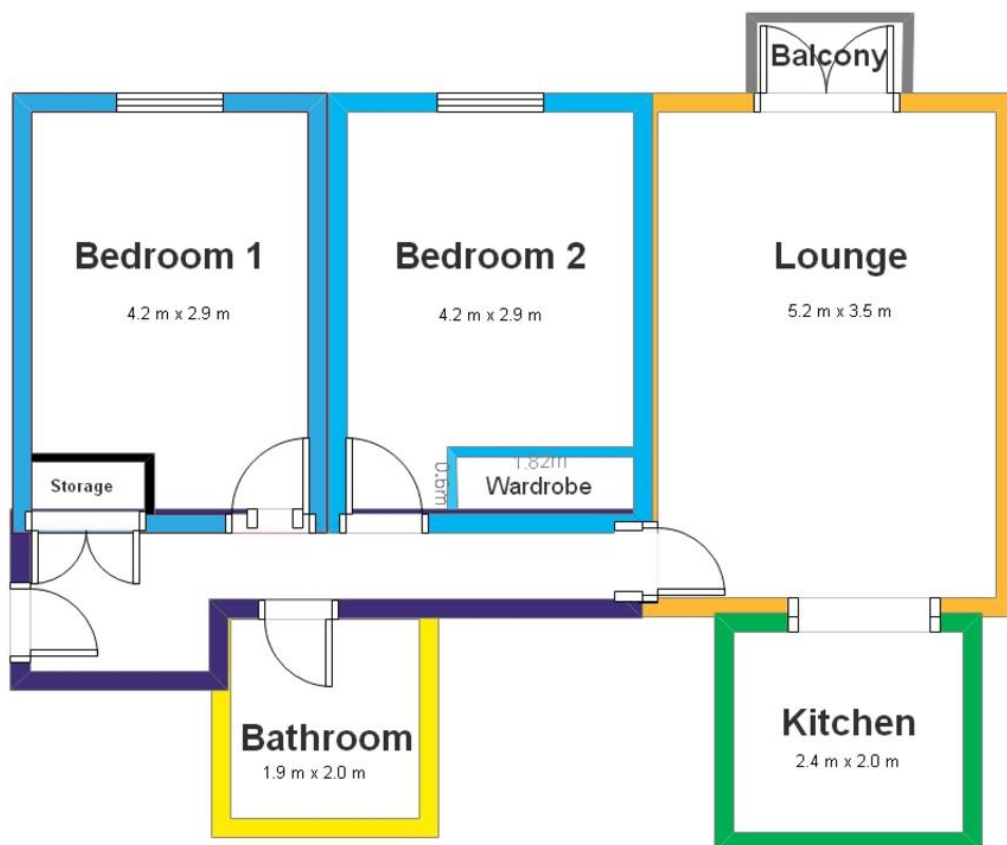
Shower

Electric heated towel rail

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	73
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
101 Merchants Quay