



Merchants House,
66 North Street, LS2

ZENKO
Properties

Spacious three-bedroom duplex apartment

FOR SALE

£299,950

A SPACIOUS THREE-BEDROOM DUPLEX APARTMENT WITHIN THIS ATTRACTIVE
GRADE II LISTED CONVERSION.

AVAILABLE AS A TENANTED INVESTMENT OPPORTUNITY - CURRENTLY LET AT
£1575 PCM UNTIL AUG 2024 OR WITH VACANT POSSESSION THEREAFTER

LOCATED CLOSE TO THE CITY CENTRE WITH AMENITIES ON THE DOORSTEP
WITH THE BENEFIT OF SECURE PARKING





Spacious open plan kitchen with balcony access



Spacious open plan living area









Split-level bedroom



Large wardrobes & space for a double

Three-bedroom duplex apartment

3

Bedrooms

2

Bathrooms

1050

SQ FT



ABOUT

A Three bedroom and two-bathroom duplex apartment located within this attractive Grade II listed conversion building. The development is located within the popular Northern Quarter of the city close by to the Victoria Gate shopping centre and main retail area of the of the city.

This apartment is set over more than 1050 square feet and features a spacious open-plan living space with recessed dining area and upgraded kitchen benefitting from a full range of integrated appliances and breakfast bar with pendant lighting. The balcony is accessed from the living area and offers views towards Lovell Park. The master bedroom is split level and has access to the ensuite shower room. To the upper level there are two further spacious bedrooms with Velux windows and one further bathroom. The property also benefits from one secure underground parking space accessible by lift.

Please note the property is currently let on an AST at £1575 PCM until August 2024.

HALLWAY

Spacious hallway with steps down into the kitchen/living area. Access to master bedroom and staircase. laminate flooring, wall mounted electric heater, video intercom, wall mounted shelves.

KITCHEN/LIVING AREA 21' 3" x 19' 9" (6.48m x 6.02m)

Living area open plan to kitchen. High sloping ceilings. Laminate flooring throughout, large Velux window. Access to balcony. Kitchen open plan to living area. Range of white high gloss wall and matching base units. Integrated appliances including, stainless steel oven, ceramic hob, stainless steel cooker hood, stainless steel microwave, full size fridge freezer and dishwasher. Granite effect laminated work top with breakfast bar. Under unit lighting, recessed ceiling lights. Suspended feature pendant light over breakfast bar. Stainless steel splashback to hob areas. Access to decked balcony via sliding patio door.



ABOUT.. continued

MASTER BEDROOM 14' 2" x 10' 9" (4.34m x 3.3m)

Split level floor, Laminate flooring, high ceilings and large window, utility cupboard.

ENSUITE BATHROOM 7' 8" x 4' 11" (2.34m x 1.52m)

Three-piece suite in white consisting of wash basin, pedestal toilet and shower cubicle with glazed concertina enclosure. Fully tiled to all shower and splash back areas. Grey slate effect lino to floor. Wall mounted cabinet.

ENSUITE BATHROOM 7' 8" x 4' 11" (2.34m x 1.52m)

Three-piece suite in white consisting of wash basin, pedestal toilet and shower cubicle with glazed concertina enclosure. Fully tiled to all shower and splash back areas. Grey slate effect lino to floor. Wall mounted cabinet.

BEDROOM 17' 5" x 8' 0" (5.33m x 2.44m)

Carpet to floor, wall mounted electric heater. Large Velux window

BATHROOM 8' 0" x 5' 6" (2.44m x 1.68m)

Three-piece suite in white consisting pedestal wash basin, W.C and bath with shower over and glazed screen.

BEDROOM 17' 10" x 9' 6" (5.44m x 2.9m)

Carpet to floor, wall mounted electric heater. Large Velux window.



ABOUT.. continued

LEASEHOLD DETAILS

Ground Rent: £50 Per Annum

Service Charge Approx. £2500 Per Annum inc buildings insurance Per Annum

Lease length: 999 years from 1999

One allocated secure parking space is included.

Currently let on an AST at £1575 PCM until August 2024



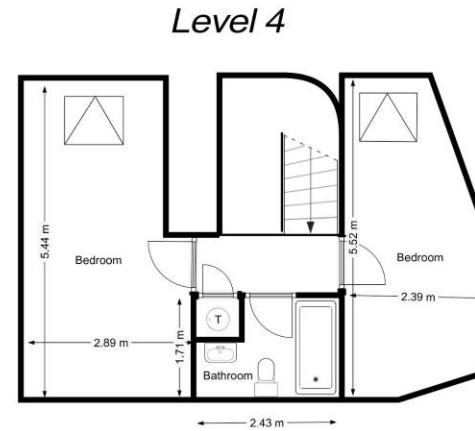
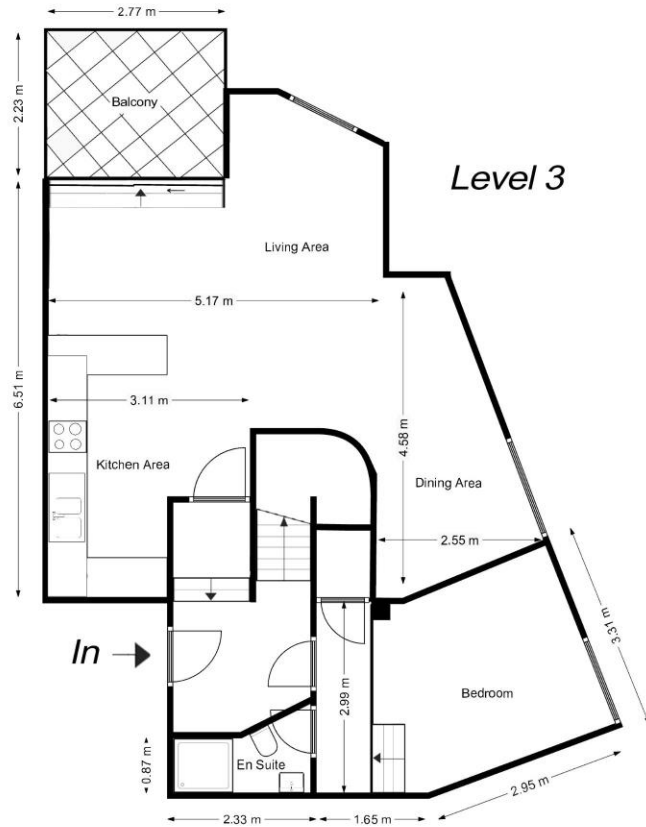


Balcony





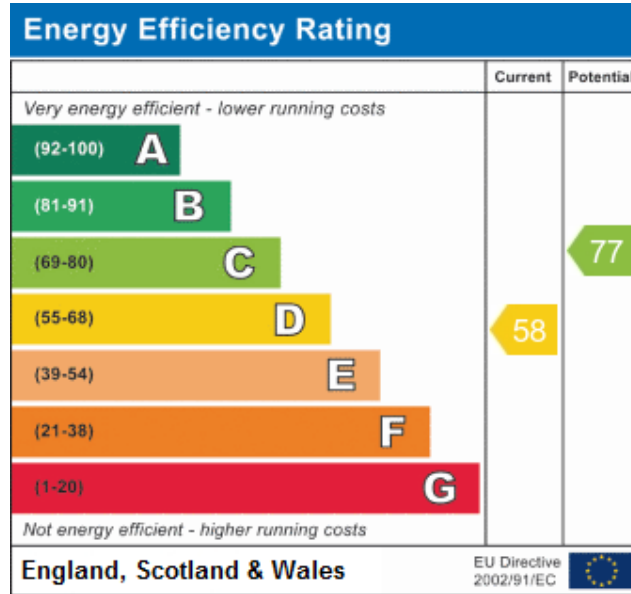
Floorplan



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix



EPC



Lease information

999 from
1999

Lease length

£2500
P.A

Service charge

£50 P.A

Ground rent



For more information or to arrange a viewing contact
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