



THE AWAKENING
OF A NEW
DEVELOPMENT
Merchants Court
Little Germany, Bradford

1 and 2 bedroom apartments
from **£114,950** including
rental guarantee and **furniture pack**





Elegance

Set in the heart of Bradford's Little Germany, Merchants Court is one of 55 architectural jewels that together form the largest group of listed buildings in Britain. This distinctive corner property has been sympathetically re-awakened to offer luxury residential apartments – including a penthouse with a stunning ten-mile view from its private balcony.



Comfort

The 17 loft-style apartments in Merchants Court epitomise 21st century style and sophistication in city centre living, offering elegantly proportioned accommodation, luxury kitchens with integrated appliances and beautifully-appointed Ideal Standard bathrooms. The accommodation comprises a combination of 1 and 2 bed apartments on the first three floors, a 2 bed apartment on the fourth floor and a 2 bed penthouse apartment, complete with private balcony, on the fifth.



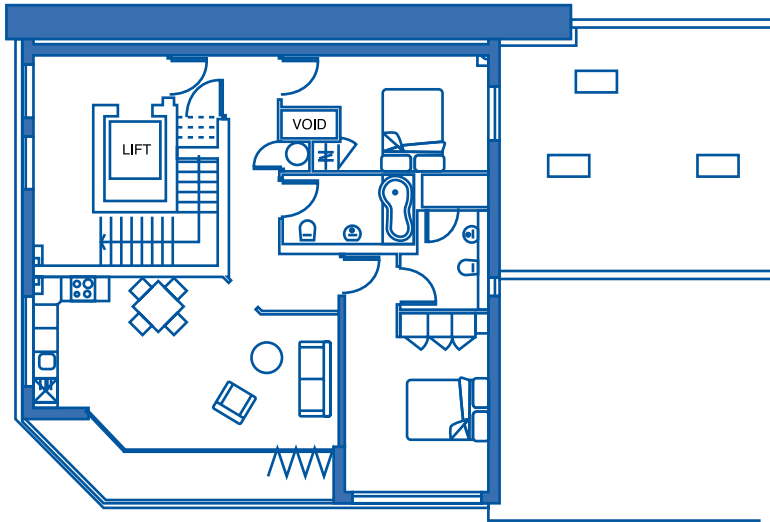


Heritage

Merchants Court is a key part of the legacy of the German wool merchants who inspired this imposing building in the mid-nineteenth century. This – as well as many other warehouse buildings in the neighbourhood – mark Bradford's heritage as the wool textile capital of the world. Bradford's Little Germany is at the heart of this great city's re-awakening and now represents a new and vibrant place to live and work.



Floorplans



Apartments: 16 (4th floor) and 17 (5th floor)

Typical Apartment Specification

Each apartment in this conversion is built to the highest specification and also has parking available. All apartments offer elegantly proportioned living accommodation, allowing you to wake up to:

- Quality kitchens with integrated appliances (option to upgrade)
- Ideal Standard range in bathrooms with lever-mix tap and pedestal
- Ceramic tiling in kitchens and bathrooms
- Carpets in bedrooms
- TV and telephone point (including satellite system)
- Downlighters
- Hardwood flooring in living areas and corridors
- Aluminium double-glazed windows
- Electric heating
- Smoke detectors

Apartments:

1 (1st floor)
6 (2nd floor)
11 (3rd floor)

Apartments:

2 (1st floor)
7 (2nd floor)
12 (3rd floor)

Apartments:

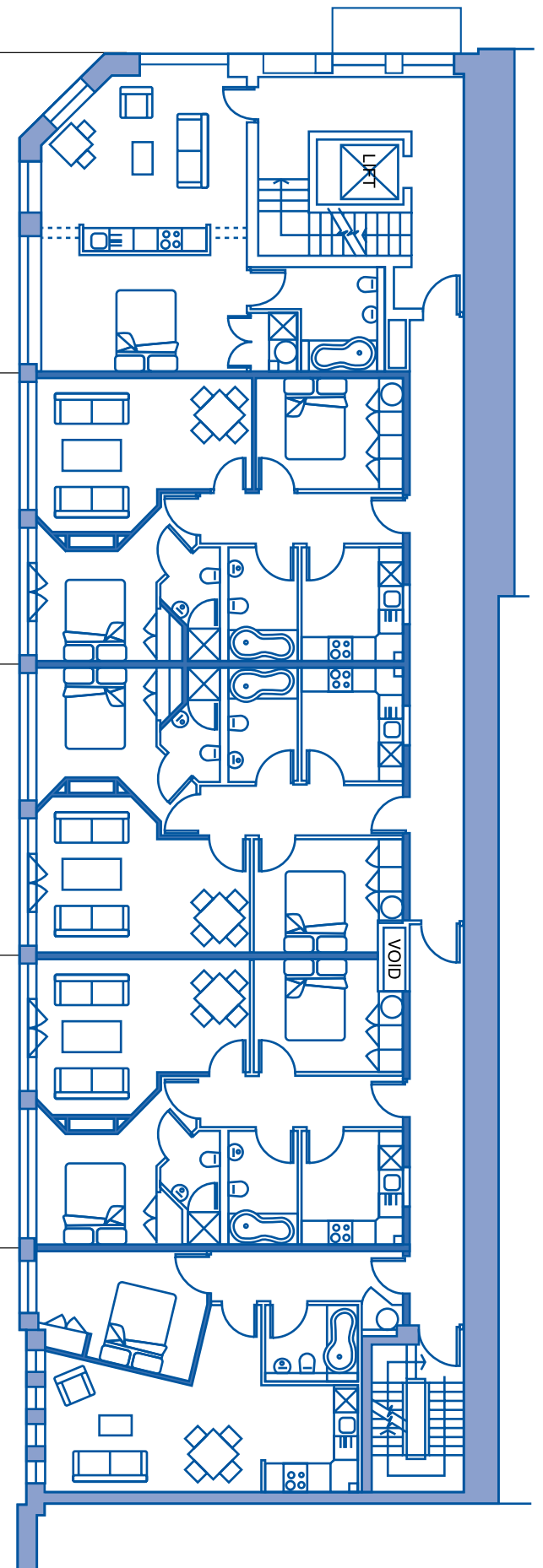
3 (1st floor)
8 (2nd floor)
13 (3rd floor)

Apartments:

4 (1st floor)
9 (2nd floor)
14 (3rd floor)

Apartments:

5 (1st floor)
10 (2nd floor)
15 (3rd floor)



These particulars are prepared for guidance only and their accuracy cannot be guaranteed. Floor plans are not drawn to scale unless stated and all measurements and distances are approximate only. Intending purchasers must rely on their own inspection of the property.



Location

Little Germany is a unique, compact area of 55 listed buildings, largely constructed between 1855 and 1899, when European wool merchants invested heavily in imposing warehouses and office buildings where they could store and sell their goods. Now, Little Germany is recognised as a major architectural and heritage centre.

Transport

Within a short walk of both of Bradford's rail stations (one of which is also the bus terminus) and only 8 miles from Leeds/Bradford International Airport, Little Germany is the smart choice for commuters. Leeds city centre is a little over ten miles away, while Manchester is less than an hour's drive.

Entertainment

Little Germany is ideal for those who value city living. Situated at the north-east corner of the city centre, Merchants Court is not only a short walk from many of the local businesses but is also close to a wide range of bars, restaurants, shops, the famous Alhambra theatre and the world-class National Media Museum. A short drive away is the World Heritage site of Saltaire – including Salt's Mill – while further afield are Brontë Country and the Yorkshire Dales.





Squarefoot Apartments
SOLE AGENTS

For further information:

08701 222 629

email: invest@bradfordcityliving.co.uk



Another prestigious
development by
Holroyd Property and
Development Company Ltd.