



Flat 6 The Annexe

3 Junior Street, Leicester LE14QF

MOORE  
& YORK





### Property at a glance:

- Luxury First Floor Apartment
- Re-Fitted Kitchen & Shower Room
- Two Double Bedrooms
- Secure Allocated Parking
- Electric Heating & Double Glazing
- No Upward Chain
- Open Plan Living Accommodation
- Walking Distance City Centre

Asking Price £165,000 Leasehold



Luxury refurbished two bedroom first floor apartment set in this purpose built complex within walking distance of the extensive range of the shops, cafe's and restaurants of The Highcross shopping centre. The present owner has spared no expense with the improvements carried out and the easily maintainable double glazed accommodation briefly comprises secure communal entrance with lifts and stairwell leading to apartments, open plan living accommodation comprising lounge area with access to balcony, recently re-fitted kitchen with integrated appliances, inner hallway leading to two double bedrooms and recently re-fitted shower room. The complex is accessed via secure gating leading to an allocated parking space. Ideally suited for the first time and investment purchaser alike we highly recommend an internal viewing.

#### DETAILED ACCOMMODATION

Secure communal entrance leading to stairwell and lift leading to accommodation.

#### ENTRANCE HALL

Walk in shelved cupboard, open plan access to;

#### LOUNGE

13' 5" x 9' 9" (4.09m x 2.97m) Telephone point, TV point, sealed double glazed French door leading to balcony with matching side panel, light wood panelled flooring open plan access to:



#### KITCHEN/BREAKFAST ROOM

13' 10" x 7' 4" (4.22m x 2.24m) Recently fitted in a range of soft close units comprising inset sink unit with cupboard under, matching range of base units with granite work surface over with matching upturn and drawers and cupboards under, complimentary wall mounted eye level cupboards, breakfast bar, built in Neff four piece ceramic hob with Angled extractor fan over, built in Neff oven and microwave, integrated fridge/freezer and larder cupboard unit with lighted surround, plumbing for washing machine.

#### INNER HALLWAY

Built in cupboard housing air heat pump providing hot water and heating.











### **BEDROOM 1**

13' 10" x 10' 0" (4.22m x 3.05m) Sealed double glazed port hole window, range of fitted bedroom furniture.

### **BEDROOM 2**

13' 10" x 7' 2" (4.22m x 2.18m) Sealed double glazed port hole window.

### **SHOWER ROOM**

7' 9" x 6' 7" (2.36m x 2.01m) Recently refitted comprising walk in tiled shower cubicle with, vanity sink bathroom unit incorporating WC, tiled throughout, mosaic tiled splash backn , glazed brick display.

### **OUTSIDE**

Secure gated access leading allocated parking.

### **SERVICES**

All mains services except gas are understood to be available. Central heating is electric and electric power points are fitted throughout the property which is double glazed with sealed units.

### **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

### **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

### **TENURE**

Leasehold 980 years remaining - 980 remaining  
Service charge TBC £144 per month

### **COUNCIL TAX BAND**

Leicester C

### **EPC RATING**

C













## **FLOOR PLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

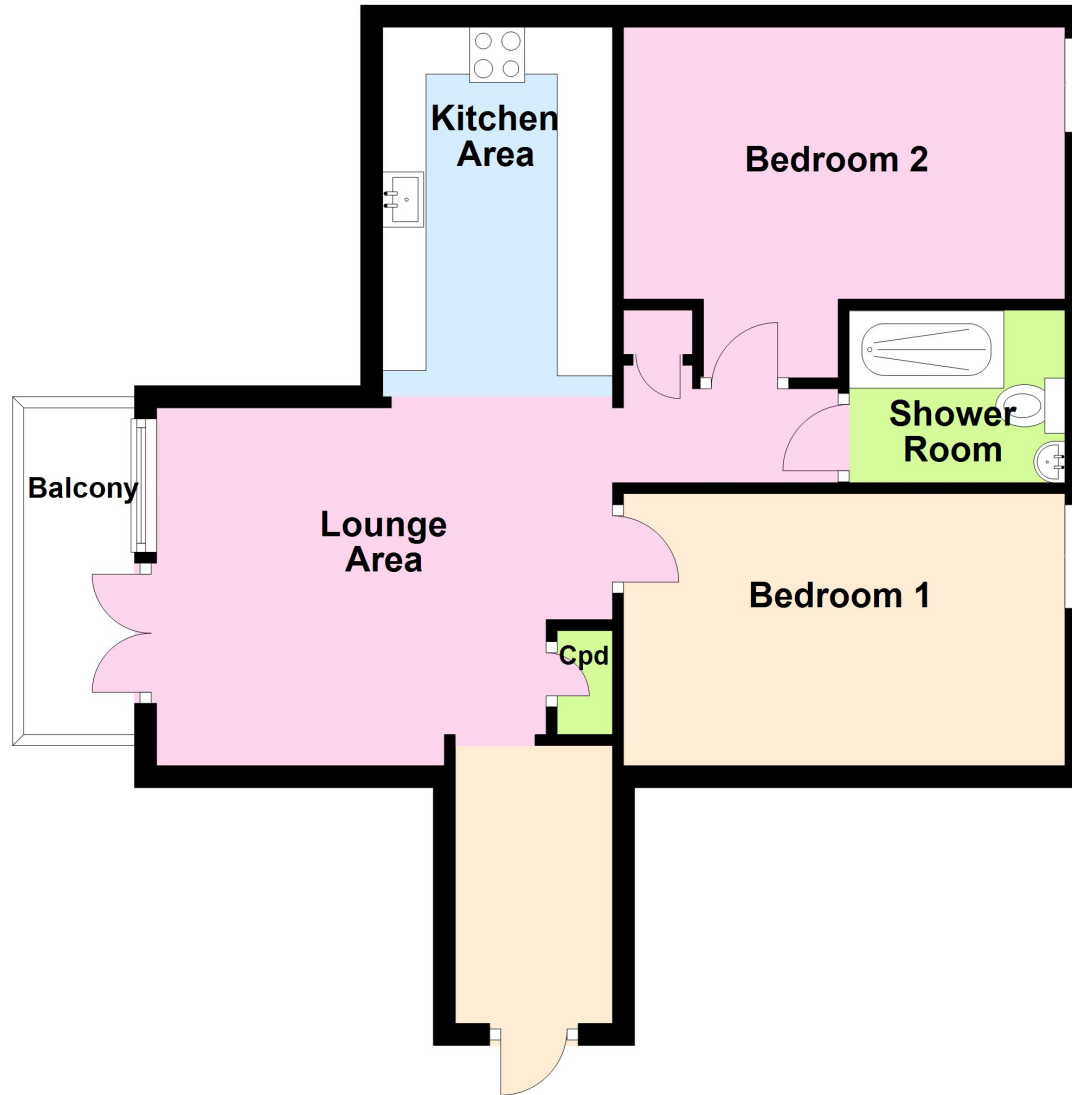
## **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



## Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 51.2 sq. metres (550.9 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



