



Flat 404, 2 The Atrium

Morledge Street, Leicester LE11 5T

MOORE
& YORK



Property at a glance:

- Studio Flat
- Spacious Accommodation
- Fitted Kitchen Area
- No Upward Chain
- Three Piece Bathroom
- Walking Distance City Centre
- Adjacent Curve Theatre
- Double Glazed & Electric Heating

£69,950 Leasehold



We are pleased to offer for sale this spacious studio flat being situated in the popular Atrium building situated in the heart of Leicester City Centre's Cultural Quarter with bars and shops on your door step. Leicester's train station and bus station is also just a short walk away. Internally, the apartment is on the fourth floor with lift access inside the building. The spacious accommodation comprises secure communal entrance leading to stairwell and lifts, entrance hall with built in cupboards, three piece bathroom and open plan living/bedroom area. The property is being sold with no upward chain and would ideally suit the first time buyer and investment purchaser alike

DETAILED ACCOMMODATION

Secure access to communal entrance leading to lifts and stairs.

ENTRANCE HALL

Slimline electric heater, intercom phone, fitted cupboards housing plumbing for washing machine and hot water tank

BATHROOM

8' 5" x 5' 1" (2.57m x 1.55m) Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and high flush low level WC, tiled floor, tiled splash backs, heated towel rail.

LIVING/BEDROOM AREA

Spacious area incorporating kitchen area comprising circular sink and bowl with cupboard under, matching base unit with work surfaces over with concealed lighting, complimentary wall mounted eye level cupboards, built in cooker and four piece hob with extractor fan over,, integrated fridge. sealed double glazed window, electric heaters, TV point.

SERVICES

All mains services, with the exception of gas, are understood to be available. and ample electric power points are fitted throughout the property which is double glazed and benefits from a security intercom system.



TENURE

Leasehold
lease length 125 years commencing June 2004
service charge £1200 per annum
ground rent £150 per annum

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.

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.

COUNCIL TAX BANDING

Leicester City A

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



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

