



Flat 158, 42 Burgess House, Sanvey Gate, Leicester LE14BR

MOORE
& YORK



Property at a glance:

- Spacious City Centre Flat
- Two Double bedrooms
- Elevated Views
- Under Floor Heating & Double Glazing
- Open Plan Kitchen/Living Area
- No Onward Chain
- Ideal Buy To Let or First Time Buy
- Secure Allocated Parking

Asking Price £140,000 Leasehold



Nicely presented spacious two double bedroom Flat offering elevated views across Leicester City Centre situated in this popular development within walking distance of the Highcross with its excellent range of shops, cafes and restaurants for all tastes, Abbey Park, train station and the Leicester Royal Infirmary. The Flat has a present rental income of £1100 pcm and the underfloor heated and double glazed accommodation briefly comprises open plan entrance hall, open plan living area with well fitted kitchen with integrated appliances, two double bedrooms and newly fitted bathroom and benefits from a secure intercom entry system with stairwell and lifts to all apartments and to the outside a secure underground allocated parking space, bin storage and bike storage facilities.

DETAILED ACCOMMODATION

Secure intercom entry leading to;

COMMUNAL ENTRANCE

Stairwell and lift leading to all Apartments

ENTRANCE HALL

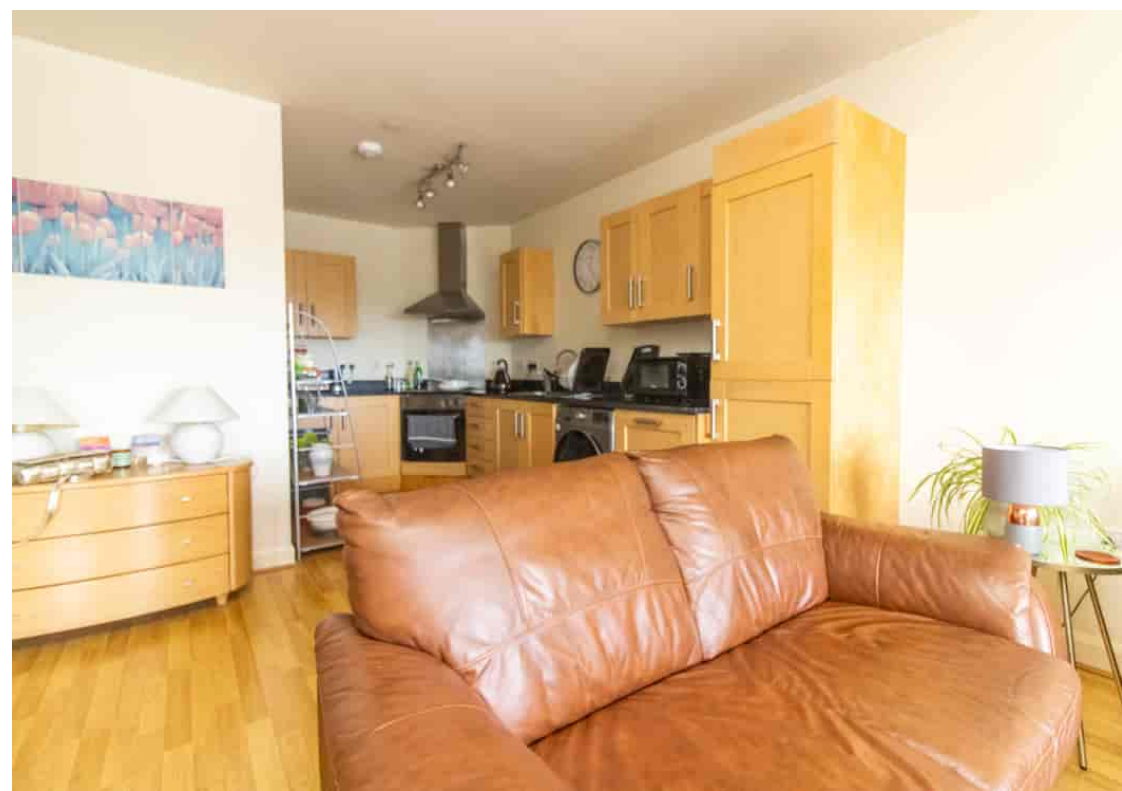
Boiler cupboard, storage cupboard, open plan aspect leading to;

KITCHEN/LIVING ROOM

25' 10" x 9' 10" (7.87m x 3.00m) UPVC sealed double glazed door leading to display balcony area, TV point. Fitted kitchen area comprising circular bowl and drainer with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood and matching splash back, integrated dishwasher and fridge/freezer, plumbing for washing machine, underfloor heating.

BEDROOM1

12' 2" x 10' 0" (3.71m x 3.05m) UPVC sealed double glazed window, underfloor heating





BEDROOM 2

10' 2" x 9' 5" (3.10m x 2.87m) UPVC sealed double glazed window, underfloor heating

BATHROOM

Three piece suite comprising paneled bath with shower over, Vanity sink unit set in bathroom cabinet incorporating low level WC, tiled underfloor heating, large tiled splash backs.

OUTSIDE

Secure allocated underground parking, bin and bike storage facilities, communal seating areas.

VIEWING

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

SERVICES

Central heating is electric, UPVC double glazing and electric power points are fitted throughout the property.

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.

TENURE

Leasehold 999 years from 1st Jan 2005
Service Charge for year 2025 £186 PCM

EPC RATING

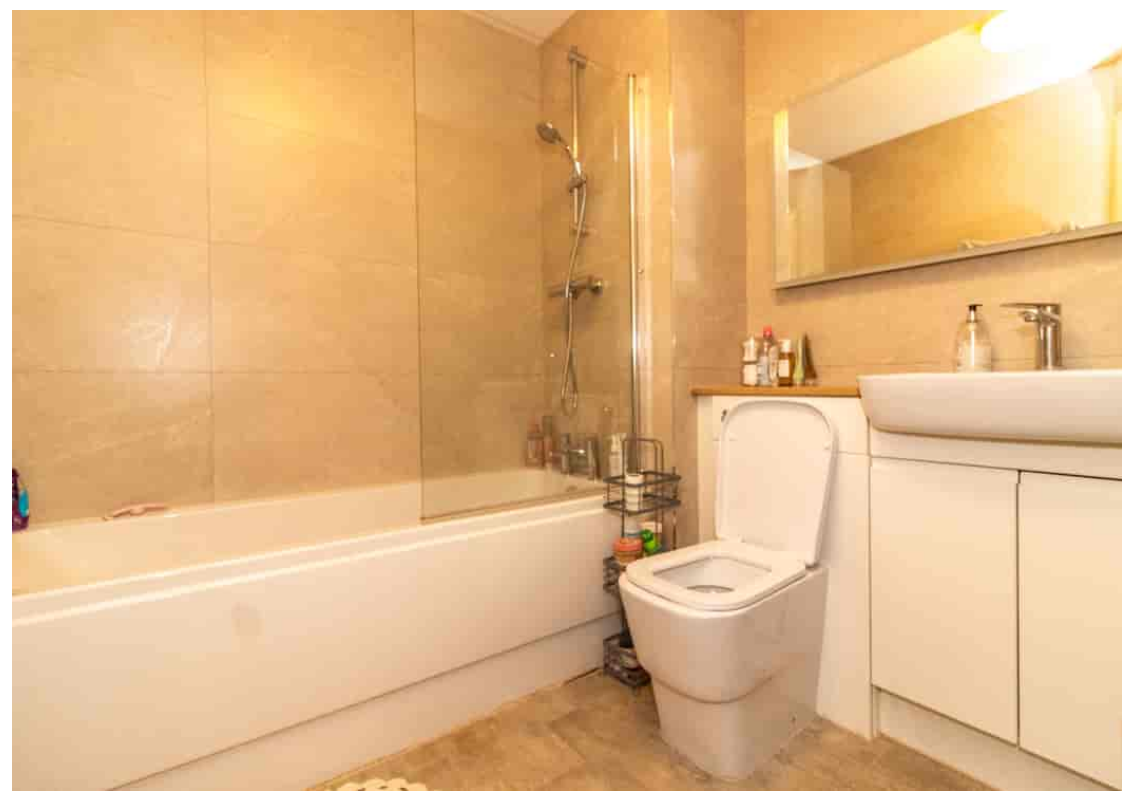
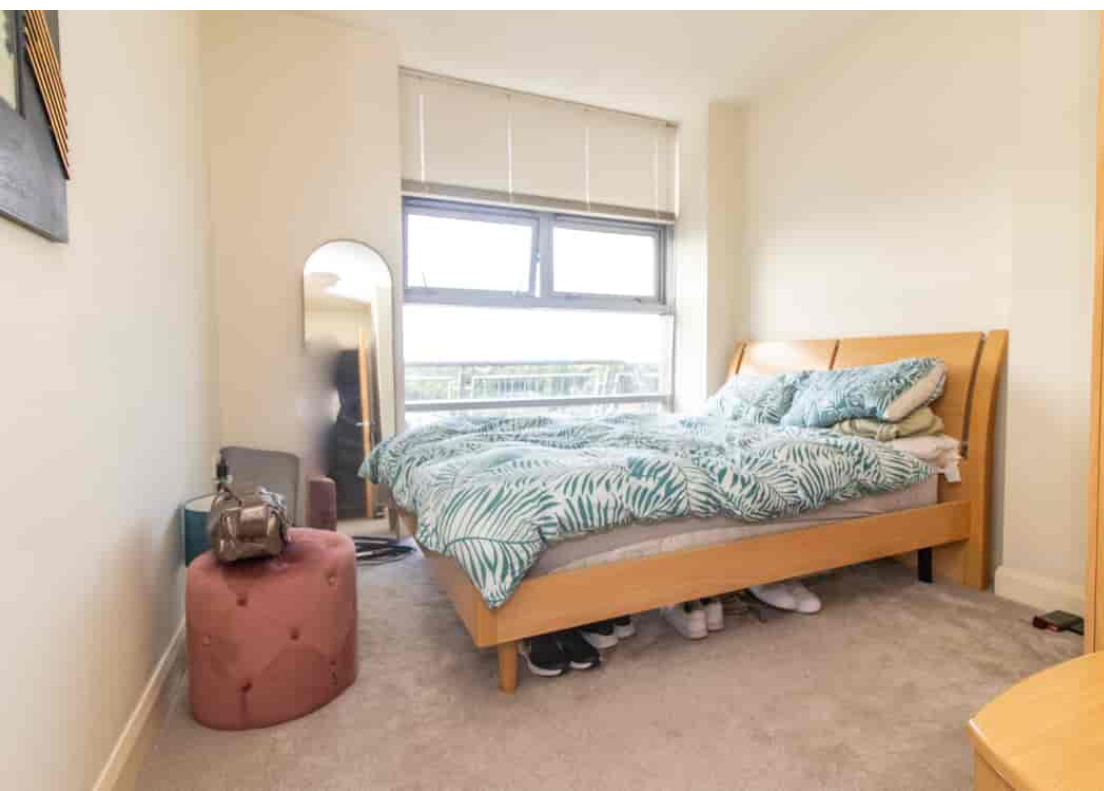
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COUNCIL TAX BAND

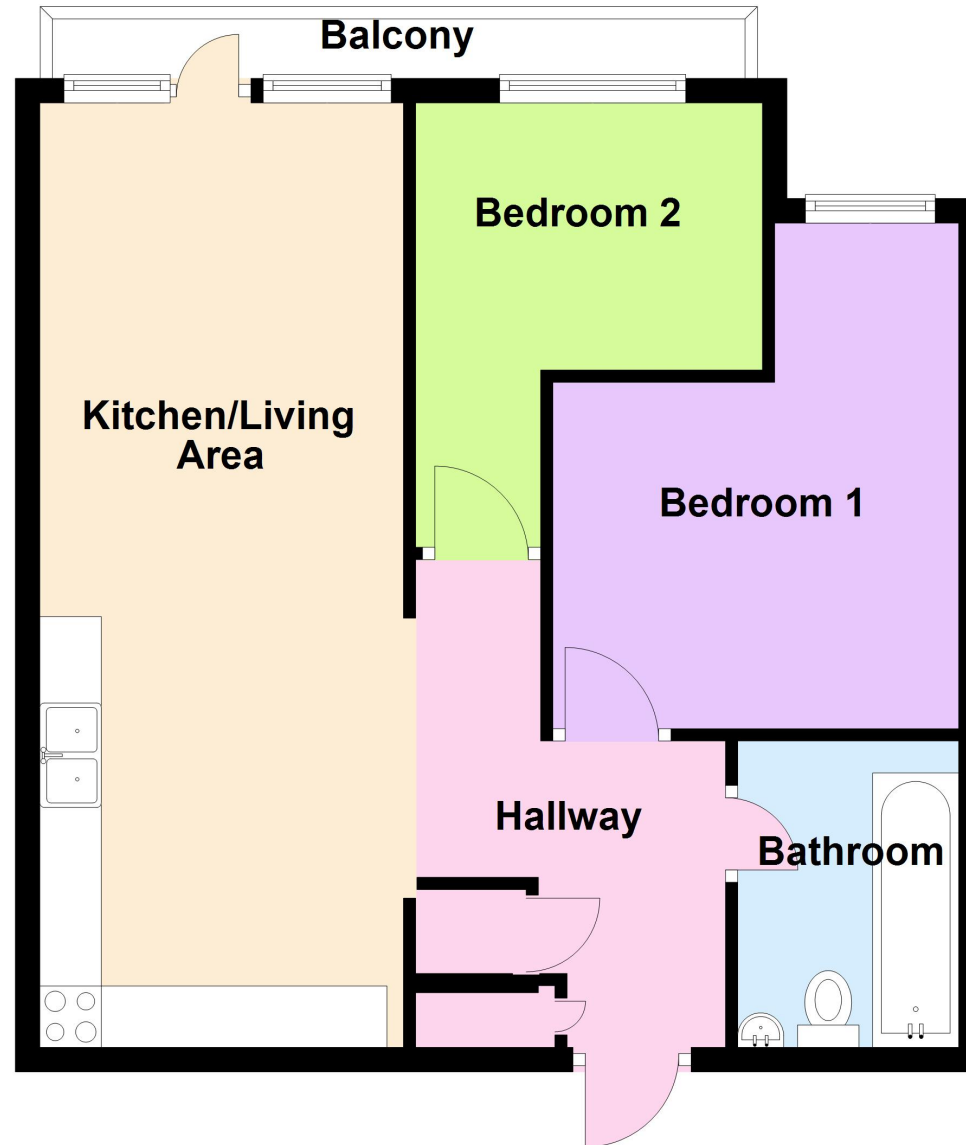
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IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



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

