



Flat 2, 16 Turner Street, Leicester LE16WY

MOORE  
& YORK



### Property at a glance:

- Two Bed First Floor Apartment
- On street parking
- Original Sash Windows To Rear
- Gas Heating
- Currently Used As Holiday Let
- 1/3 Share Of Freehold
- Character Features
- Recently Renovated Front Yard & Entrance

£140,000 Freehold



Spacious well appointed first floor two bed roomed apartment forming part of this character property within walking distance of the Leicester City Centre. The well planned centrally heated accommodation briefly comprises secure front access leading to stairwell to apartment, entrance hall, open plan kitchen living room two bedrooms and shower room with original sash windows to rear and stands with recently renovated front yard and entrance retaining original features and on street parking space allocated to flat, via application to council. The apartment is currently used as a holiday let and is sold with a 1/3 share of the freehold with two additional owners with a service charge of £75 pcm(includes ground rent)

#### DETAILED ACCOMMODATION

Secure access leading to communal entrance with stairs leading to apartment.

#### ENTRANCE HALL

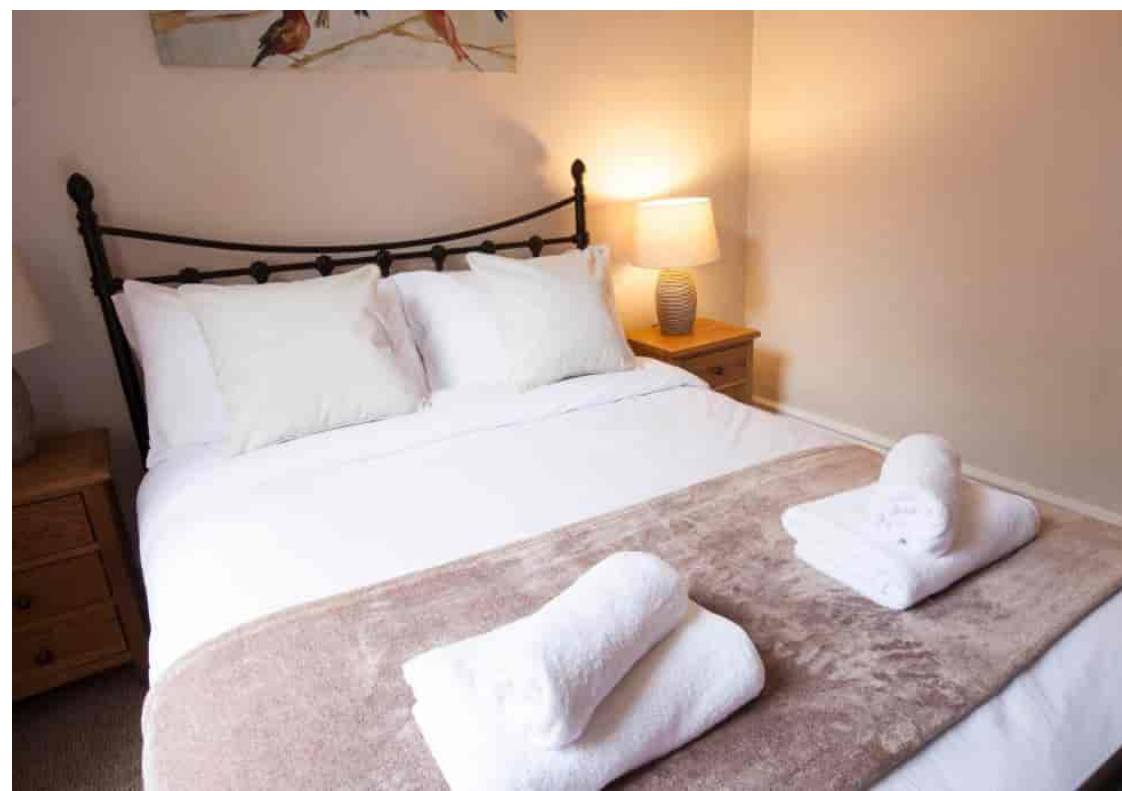
Radiator, intercom phone, sash window.

#### KITCHEN/LIVING ROOM

18' 1" x 13' 6" (5.51m x 4.11m) 18' 1" x 13' 6" (5.51m x 4.11m) kitchen area comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over, tiled splash backs, fridge/freezer space, plumbing for washing machine, TV point.

#### BEDROOM 1

15' 2" x 9' 6" (4.62m x 2.90m) Radiator, sash window.





## **BEDROOM 2**

13' 8" x 8' 5" (4.17m x 2.57m) Radiator, sash window.

## **SHOWER ROOM**

5' 7" x 5' 7" (1.70m x 1.70m) Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, large tiled splash backs, tiled floor, heated towel rail, radiator.

## **OUTSIDE**

Recently renovated front yard and entrance retaining original features. On street parking allocated to flat, via application to council.

## **TENURE**

Freehold 1/3 share with additional owners of flats  
Service Charge £75pcm

## **SERVICES**

All mains services, are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property and benefits from a security intercom system.

## **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.

## **IMPORTANT INFORMATION**

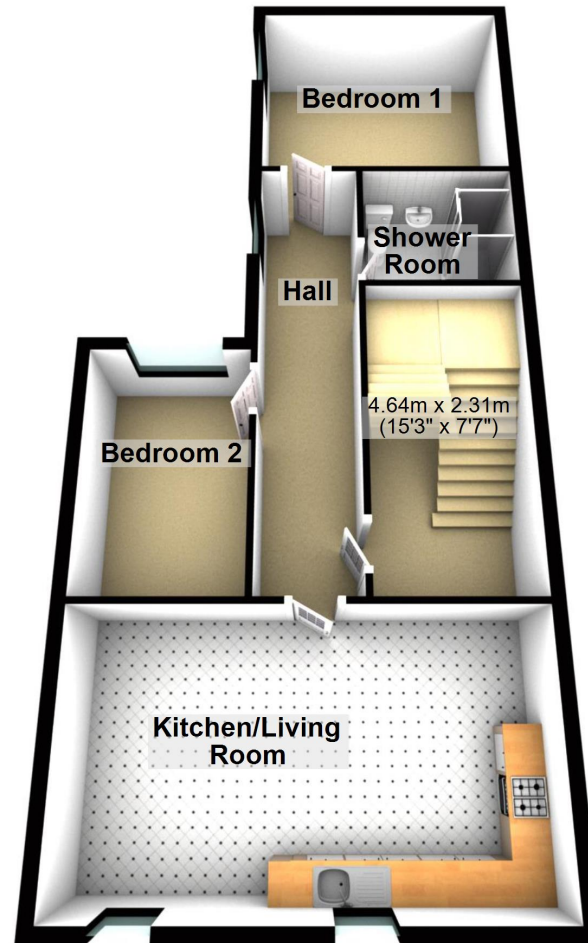
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose

## **COUNCIL TAX BANDING**

Leicester City A



## 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

