



Flat 17, 21 Wimbledon House, Wimbledon Street, Leicester LE11SU

MOORE  
& YORK



### Property at a glance:

- Duplex Apartment
- City Centre Location
- Walking Distance City Centre, Train station and DMU
- Kitchen Area With Integrated Appliances
- Double Bedroom & Bathroom
- No Upward Chain

Guide Price £89,995 Leasehold



Duplex one bedroom city centre flat situated in the popular converted Wimbledon House which is situated in the heart of the Leicester Cultural Quarter located within walking distance of the extensive range of shopping, cafes and restaurants of the Leicester City Centre and the main Leicester Railway station. The well planned accommodation briefly comprises open plan living area to the ground floor with fitted kitchen area with integrated appliances and to the first floor double bedroom and bathroom. The property would ideally suit the investment and first time buyer alike and we recommend a early viewing.

#### DETAILED ACCOMMODATION

Secure access leading to communal entrance, lift and stairwell.

#### ENTRANCE LOBBY

Slimline heater, stairs leading to first floor accommodation.

#### KITCHEN/LIVING AREA

16' 2" x 15' 2" (4.93m x 4.62m) Kitchen area comprising circular bowl and drainer with cupboard under, matching base units with work surfaces over, drawers and cupboards under, wall mounted eye level cupboards, utility space with plumbing for washing machine, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood with matching splash back, integrated dishwasher and fridge, sealed double glazed sash window, TV point.

#### FIRST FLOOR LANDING

Airing cupboard

#### BEDROOM

15' 2" x 14' 2" (4.62m x 4.32m) Slimline heater, Velux window.

#### BATHROOM

6' 8" x 5' 10" (2.03m x 1.78m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, tiled throughout, electric heater.



## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

## 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.

## VIEWING

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

## 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

## TENURE

Leasehold  
Lease length - 250 years from 1st July 2006  
Service Charge - £1490.40 per annum  
Ground Rent - £250.00 per annum

## COUNCIL TAX BAND

Leicester A

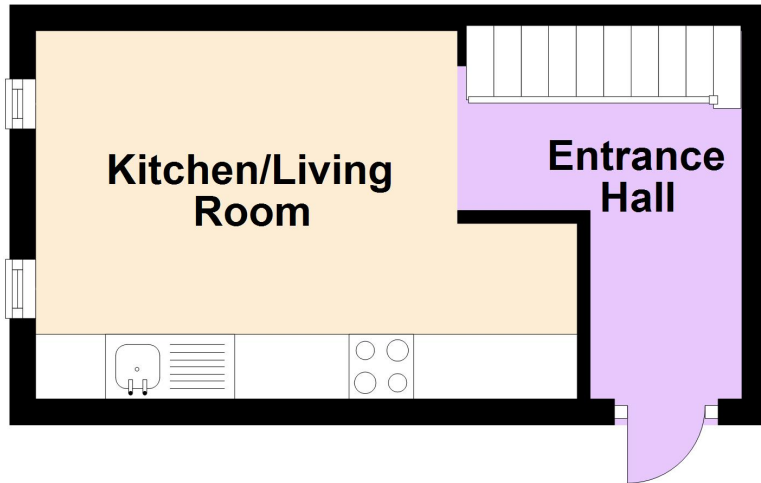
## EPC RATING

E



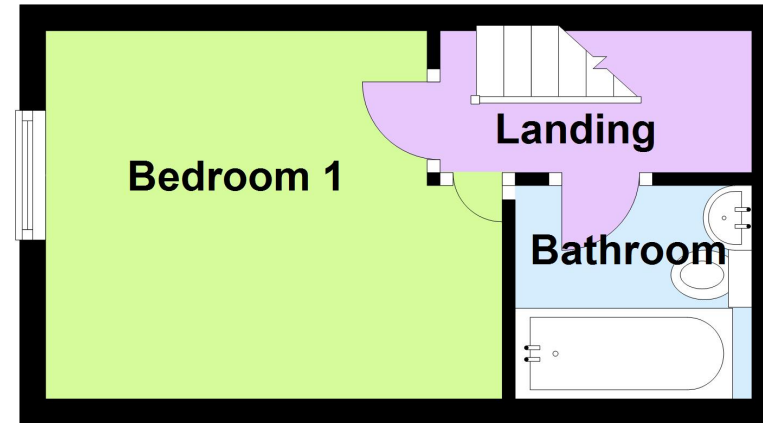
## Ground Floor

Approx. 15.5 sq. metres (167.0 sq. feet)



## First Floor

Approx. 15.5 sq. metres (167.0 sq. feet)



Total area: approx. 31.0 sq. metres (333.9 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

