



Wallace Building
71-73 Moores Road
Leicester
LE4 6QR

Offers in Excess of £142,000

bettermove

71-73 Moores Road Leicester

Bettermove are proud to present this 2 bedroom duplex apartment in Leicester available with no forward chain.

The property benefits from double glazing, electric heating throughout and has ample on street parking available nearby. The council tax band is A.

This is a leasehold property with 980 years remaining on the lease; the ground rent and the service charge is combined at £121 per month.

The interior of this well presented property comprises a spacious and open plan living room with dining area and the fitted kitchen on the ground floor. There is also one double bedroom and the family bathroom on the lower floor. The top floor consists of a large landing area with ample storage and another double bedroom. The exterior boasts a shared rear courtyard area with additional storage space, perfect for enjoying the summer months.

Located in the popular city of Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leicester Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

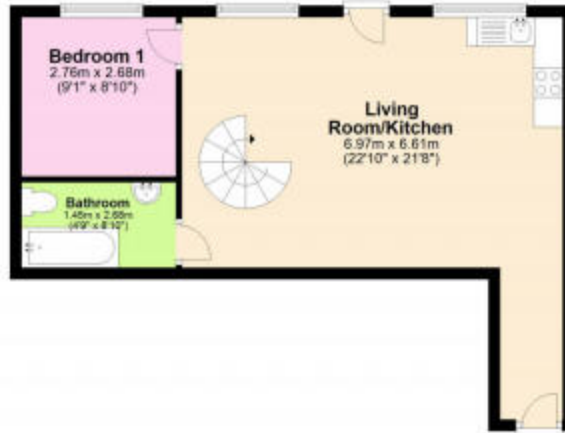
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



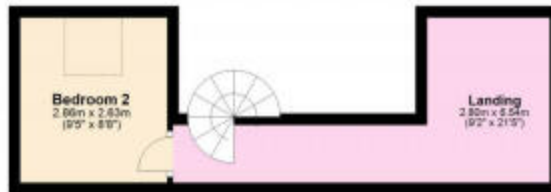
Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



First Floor

Approx. 17.9 sq. metres (193.0 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk