



36 St James Road, Leicester LE21HQ

MOORE
& YORK



Property at a glance:

- Investment Purchase
- Four Self Contained Flats
- Walking Distance City Centre, Train station and DMU
- No Upward Chain
- Character Features

Guide Price £385,000 Freehold



INVESTMENT PURCHASE

Four self contained flats forming part of this converted character home well located within easy access of Victoria Park, the extensive range of cafes and restaurants of Clarendon Park, Leicester main railway station and the city centre itself. The property is being sold fully tenanted with the following rentals PCM, Flat 1 £655, Flat 2 £525, Flat 3 £550, Flat 4 £575 providing a yearly income of £27,660 and stand with parking to side allocated Flat 1. Flats 1,2 and 4 are one bedroom, lounge, kitchen and bathroom and Flat 3 is a studio and all benefit from there own heating system and character features.

DETAILED ACCOMMODATION

FLAT 1

Entrance Hall
Lounge 16' x 16'5
Inner Lobby
Bedroom 17'11 x 12'6
Inner Hallway
Kitchen/Breakfast Room 17'10 x 12'6
Shower Room 8' x 8'2
Garden Area
Parking Space

FLAT 2

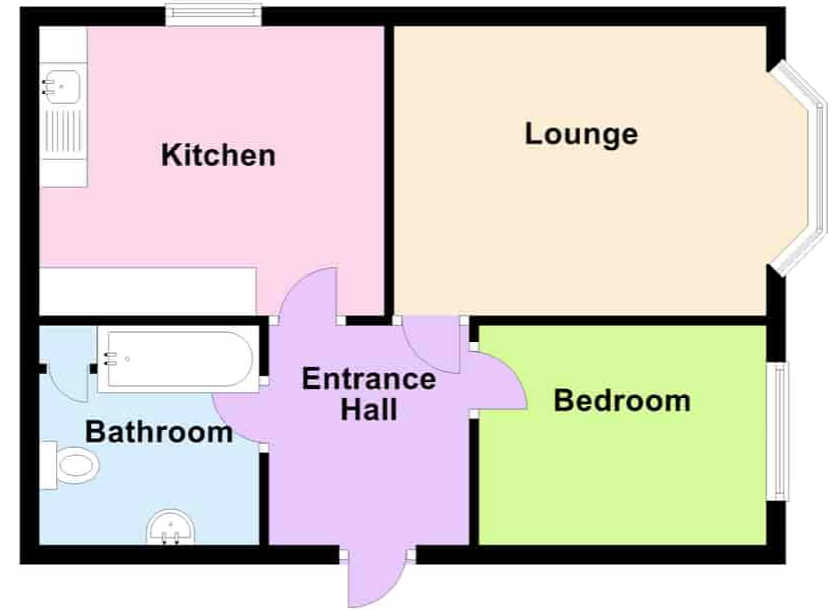
Entrance Hall
Lounge 16'3 x 12'8
Kitchen 13'9 x 7'4
Bedroom 13'8 x 7'10
Bathroom 8'8 x 6'3

FLAT 3

Entrance Hall
Bed/Living Room 13'7 x 11'7
Kitchen 12'1 x 8'4
Shower Room 5'9 x 5'9

Flat 2

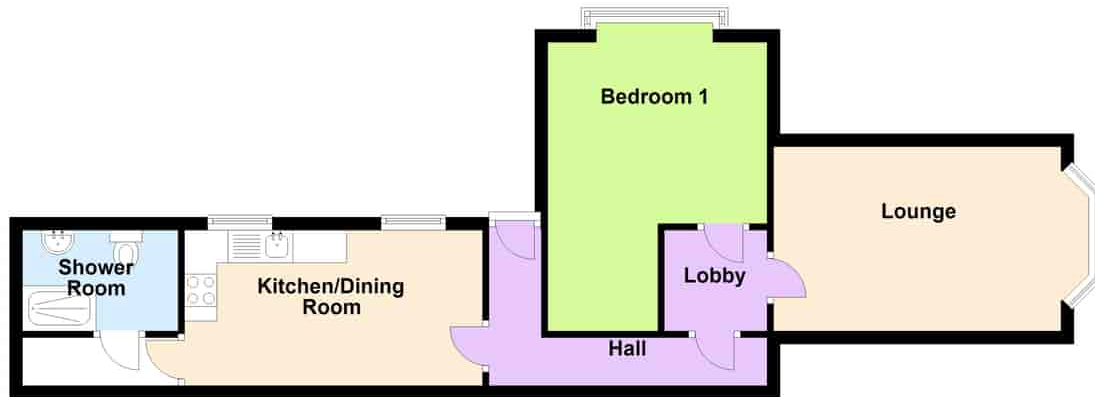
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 41.0 sq. metres (441.6 sq. feet)

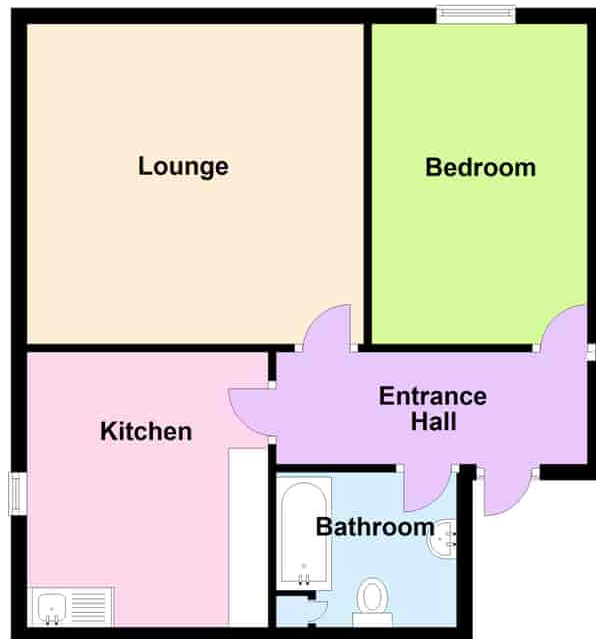
Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



Flat 4

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 50.5 sq. metres (543.3 sq. feet)

Flat 3

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 26.3 sq. metres (283.1 sq. feet)

FLAT 4

Entrance Hall
Lounge 17'2 x 11'7
Kitchen 13'9 x 9'
Bedroom 13'11 x 9'
Bathroom 9'6 x 6'2

SERVICES

All main services are understood to be available. Central heating is gas-fired with separate boiler per flat, electric power points are fitted throughout the flats

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.

COUNCIL TAX BAND

All flats A

TENURE

Freehold

EPC RATING

Flat 1 E
Flat 2 D
Flat 3 D
Flat 4 E

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

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 â€” 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

