



26 Linkway Gardens, Leicester LE30LU

MOORE  
& YORK



### Property at a glance:

- Ground Floor Maisonette
- Two Double Bedrooms
- Easy Access City Centre, Train station and DMU
- No Service Charge Or Ground Rent
- Ideal Buy To Let or First Time Buy
- Modernisation Required

Guide Price £120,000 Leasehold



Ground floor Masionette nicely positioned within walking distance of local facilities and within a short drive of the cafes and restaurants of West End and the Leicester City Centre. The property benefits from no service charge and ground rent and is being sold with no upward chain. The property requires upgrading and the well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two double bedrooms and bathroom and stands with garden to rear and allocated parking. The property would ideally suit the first time buyer and investment purchaser alike and we highly recommend a early viewing.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### ENTRANCE HALL

Hardwood and glazed door leading to;

#### LOUNGE/DINING ROOM

16' 10" x 11' 2" (5.13m x 3.40m) Coal effect fire set in display surround, UPVC sealed double glazed window, electric heater.

#### KITCHEN

9' 10" x 8' 10" (3.00m x 2.69m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, electric night storage heater, plumbing for washing machine, UPVC sealed double glazed window, door to;



### LEAN ON

9' 0" x 4' 7" (2.74m x 1.40m) Door to rear garden

#### INNER HALLWAY

Fitted cupboard, airing cupboard.

#### BEDROOM1

14' 8" x 8' 5" (4.47m x 2.57m) UPVC sealed double glazed window, electric night storage heater, fitted wardrobe.

#### BEDROOM2

12' 0" x 8' 10" (3.66m x 2.69m) UPVC sealed double glazed window, electric night storage heater.



## BATHROOM

6' 10" x 5' 4" (2.08m x 1.63m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, electric night storage heater.

## OUTSIDE

Patio and lawns to rear.

## SERVICES

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

## 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, 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  
No Service Charge or Ground Rent  
Lease runs until 19th March 2154

## EPC RATING

TBC

## COUNCIL TAX BAND

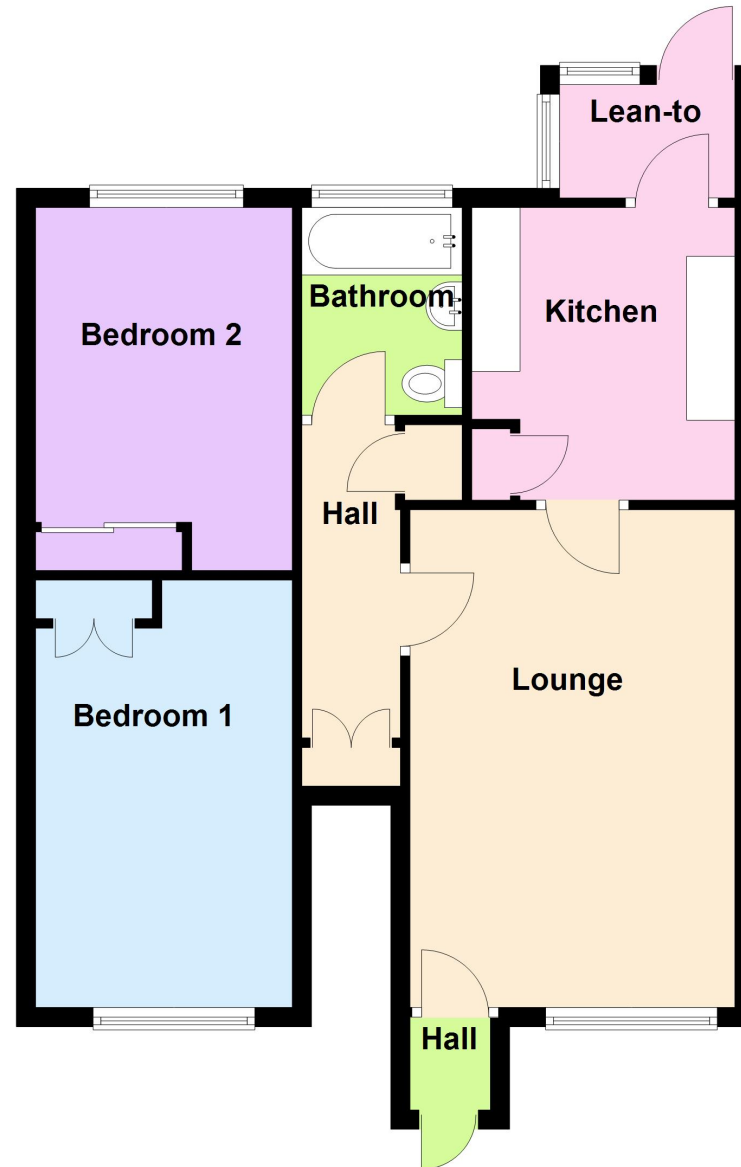
Leicester City A

## 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

