



Apartment 5 17 Newark Street,, Leicester,LE15SJ

MOORE  
& YORK





### Property at a glance:

- Well Designed Studio Apartment
- City Centre Location
- No Upward Chain
- Walking distance DMU & LRI Hospital
- Fitted Kitchen Area
- Overlooking Sue Townsend Theatre
- Viewing Essential

Offers In Excess Of £70,000

Leasehold



Unique nicely presented studio apartment situated on Newarke Street overlooking the Sue Townsend Theatre and is conveniently situated for access to the Leicester City centre, Leicester Royal Infirmary, De Montfort University and the University of Leicester. There are excellent transport links including being walking distance to Leicester train station and having easy access to M1/M69. The well appointed open plan living comprise kitchen area, sitting area/bedroom and benefits from original features. The property would ideally suit the investment/first time buyer alike and we highly recommend a viewing

#### DETAILED ACCOMMODATION

Secure access leading to communal access with stairs and lift leading to apartments.

#### LIVING ROOM/ KITCHEN/BEDROOM

10' 7" x 31' 9" (3.23m x 9.68m) Comprising kitchen area with sink unit with cupboards below, matching range of base units with work surfaces over, drawers and cupboards under, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood with matching splash back, sash window, open plan access to sitting/bedroom area with electric heater, original pillars, TV point, and fitted wardrobe.

#### SHOWER ROOM

6' 7" x 5' " (2.01m x NaNm) Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, electric heater.

#### SERVICES

All main services apart from gas are understood to be available. Central heating is electric, electric power points are fitted throughout the property, windows are double glazed, and an alarm system is fitted.

#### 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.

## TENURE

Leasehold remaining lease 975yrs  
Buildings Insurance £145 per annum  
Service Charge £760 per annum

## COUNCIL TAX BAND

Leicester City A

## 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

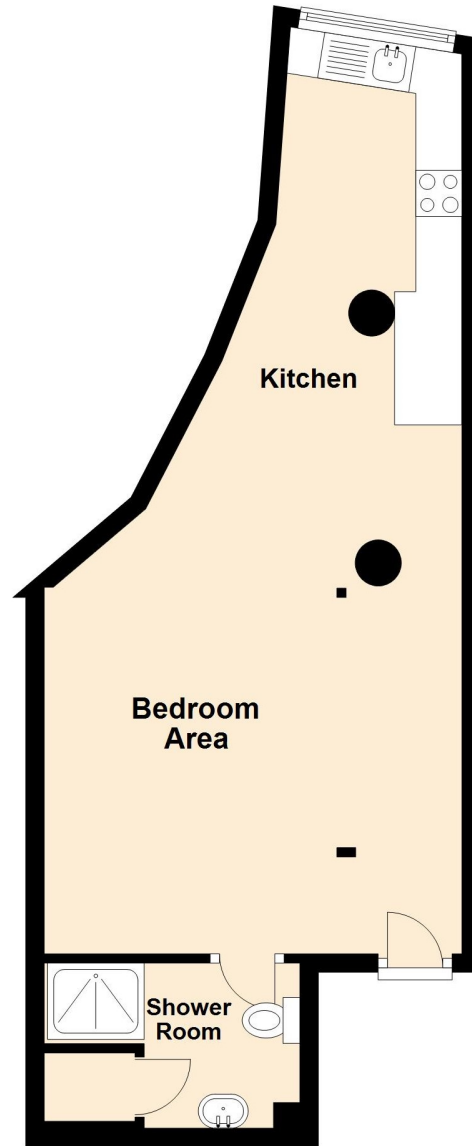
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

## Property Information Questionnaire

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.







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

