



54 Queens Drive, Enderby, Leicester LE192LJ

MOORE  
& YORK



### Property at a glance:

- Spacious One Double Bedroom Flat
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Ideal Buy To Let or First Time Buy
- Kitchen/Breakfast Room with Integrated Appliances
- Lounge/Dining Room
- Gas Central Heating & D\G

Asking Price £110,000 Leasehold



Nicely presented purpose built spacious first floor one double bedroom flat conveniently located within easy access of local facilities including the Narborough railway line and within a short drive of the popular Fosse Park retail centre, the beautiful countryside walks and bike rides of Everards meadows and the M1/M69 road junction with its excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room with integrated appliances, double bedroom and bathroom and stands overlooking communal green and residents parking. The property is ideally suited for the first time and investment purchaser alike and we recommend a early viewing.

### DETAILED ACCOMMODATION

Secure coded access to communal entrance and stairwell leading to flat and front balcony area

#### ENTRANCE HALL

Radiator, tiled flooring, built in cupboard, walk in storage cupboard housing central heating boiler and with access to loft space.

#### LOUNGE/DINING ROOM

12' 4" x 12' 4" (3.76m x 3.76m) Radiator, UPVC sealed double glazed window, TV point.



### KITCHEN/BREAKFAST ROOM

12' 4" x 8' 10" (3.76m x 2.69m) Fitted in a range of units comprising double inset sink with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, space for fridge/freezer, plumbing for washing machine, radiator, UPVC sealed double glazed window.

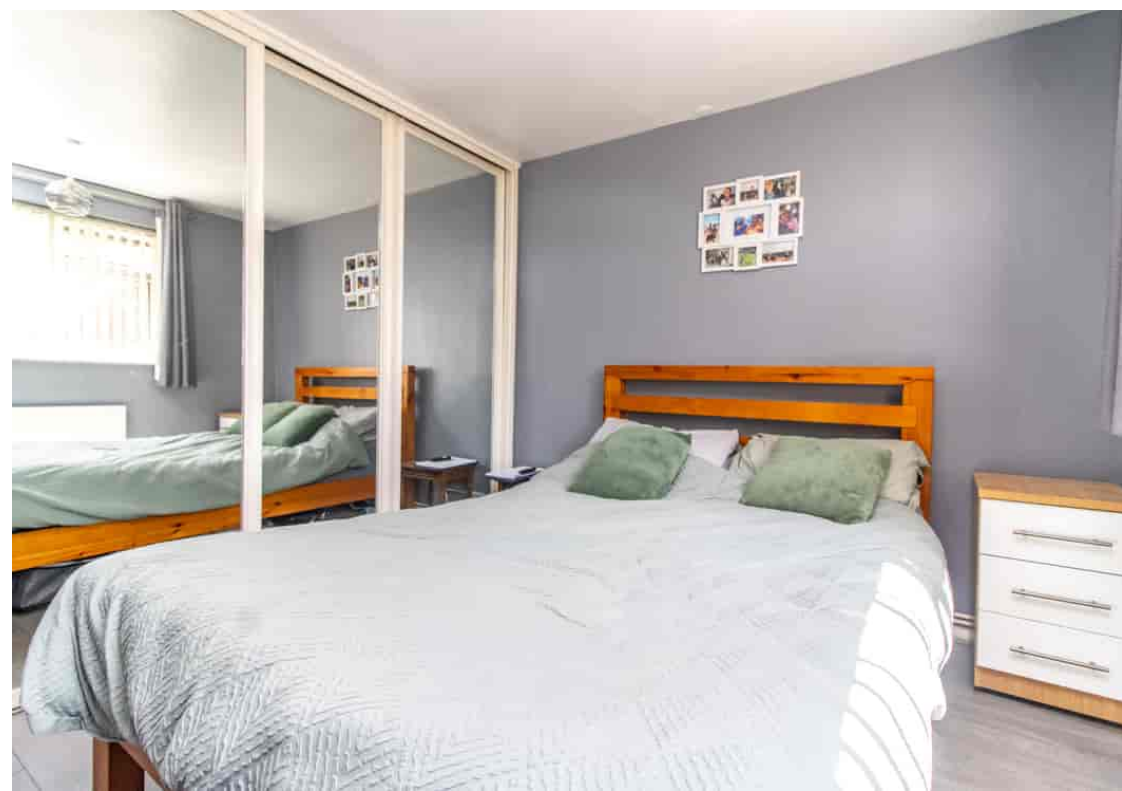
### BEDROOM 1

10' 10" x 10' 10" (3.30m x 3.30m) Radiator, UPVC sealed double glazed window, built in wardrobes.

### BATHROOM

7' 4" x 6' 8" (2.24m x 2.03m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.





## OUTSIDE

Communal front green and residents parking.

## 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.

## 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  
125 years from 2002  
Service Charge £507 per annum  
Ground Rent £10 per annum

## COUNCIL TAX BAND

Blaby A

## EPC RATING

C

## 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

