



Apartment 2, 33 Rutland House

Rutland Street, Leicester LE11RE

MOORE
& YORK



Property at a glance:

- First Floor Apartment
- Heart Of Culture Centre
- Character Features
- Secure Parking
- Walking Distance Local Facilities
- En-Suite & Bathroom
- Open Plan Kitchen/Living Area
- No Upward Chain
- Viewing Essential

£149,950 Leasehold



We are pleased to offer for sale this spacious first floor apartment situated in this distinctive Victorian building in the heart of the popular Leicester Culture Centre giving excellent access to the professional quarters and mainline railway station providing direct access to London St Pancras in just over an hour, along with the abundance of trendy bars and restaurants and shopping facilities found within the city. This lovely apartment is being sold with no upward chain and retains many character features to include high ceilings and sash windows. The well planned accommodation briefly comprises secure communal entrance leading to stairs and lift to apartments, entrance hall, open plan kitchen/living room with integrated appliances, master bedroom with en-suite, further bedroom and family bathroom and benefits from secure parking

DETAILED ACCOMMODATION

Hardwood Door leading to;

SECURE ENTRANCE HALL

Access to secure parking, lifts and stairs leading to apartments.

ENTRANCE HALL

Electric heater, intercom phone, inset spotlights.



KITCHEN/LIVING ROOM

16' 4" x 15' 2" (4.98m x 4.62m) well fitted kitchen area comprising one and a half bowl sink unit with cupboard under, matching base units with hardwood work surfaces over, drawers and cupboards under, built in oven and four piece ceramic hob with stainless steel splash back, integrated fridge/freezer and washing machine, wall mounted eye level cupboards, over sink shelving. Open plan aspect to living area with high ceiling with inset spotlights, tall sash windows, wood panelled flooring, TV point, hot water tank cupboard.

BEDROOM 1

13' 0" x 10' 10" (3.96m x 3.30m) Electric heater, tall sash windows, TV point.



EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, feature sink unit and low level WC, tiled floor, heated towel rail, tiled splash back.

BEDROOM 2

11' 7" x 8' 6" (3.53m x 2.59m) Electric heater, high sash window.

BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m) Three piece suite comprising panelled bath with shower over, high flush low level WC, and feature sink unit, heated towel rail, large tiling to walls, tiled flooring,

OUTSIDE

Secure parking accessed to side of building.

SERVICES

All mains services, with the exception of gas, are understood to be available

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

TENURE

Leasehold term 125 years from 7th March 2014
Ground Rent £100 PA
Service Charge £1000 PA
Annual Building Insurance £278 PA

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

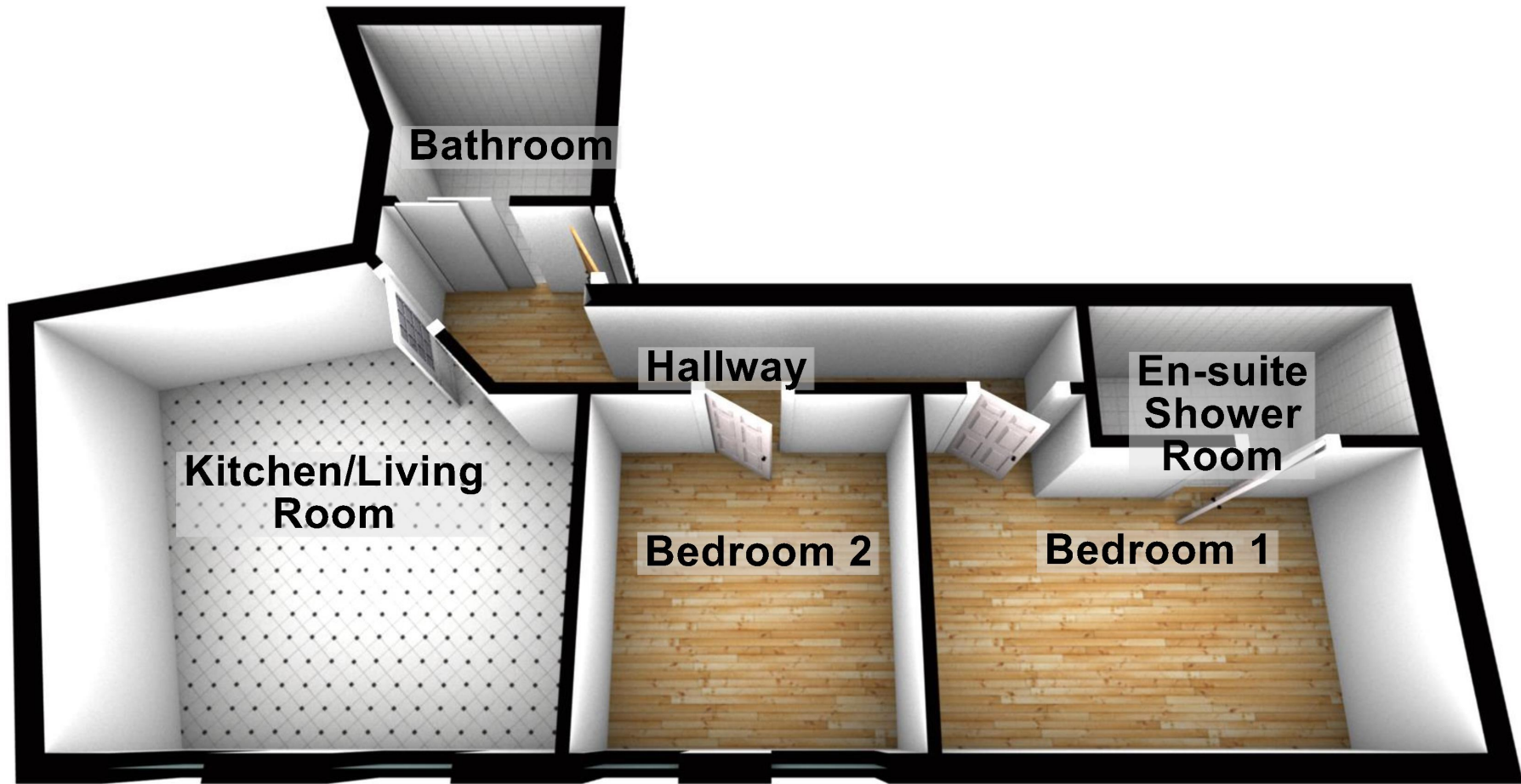
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

COUNCIL TAX BANDING

Leicester C



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

