



Flat 2, 9-13 Andover Street, Leicester LE20JA

MOORE
& YORK



Property at a glance:

- Ground Floor Apartment
- Two Bedrooms
- Walking Distance City Centre, Train station and DMU
- No upward chain
- Electric Heating & Double Glazing
- Ideal Investment or First Purchase
- Open Plan Kitchen/Living Room
- Fitted Kitchen With Integrated Appliances

£105,000 Leasehold



Nicely presented ground floor two bedroom apartment forming part of this purpose built block situated within walking distance of the Leicester City Centre, Leicester Main Railway and DMU. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises secure communal entrance, entrance hall, open plan living area including kitchen with integrated appliances, two bedrooms and bathroom and stands with balcony sitting area off living area. The property is highly suitable for the first time and investment purchaser alike and we recommend a early viewing.

DETAILED ACCOMMODATION

Secure communal access leading to apartments.

ENTRANCE HALL

Boiler cupboard, electric heater, intercom phone.

KITCHEN/LIVING ROOM

29' 0" x 9' 3" (8.84m x 2.82m) Fitted kitchen area comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, integrated dishwasher, built in oven with four piece ceramic hob with extractor fan over set in stainless steel hood, fridge/freezer space, plumbing for washing machine, tiled splash backs, tiled floor, open plan aspect to living area with UPVC sealed double glazed sliding patio door to seated balcony area.

BEDROOM 1

11' 1" x 10' 6" (3.38m x 3.20m) Electric heater, TV point, UPVC sealed double glazed window.

BEDROOM 2

10' 3" x 7' 10" (3.12m x 2.39m) Electric heater, UPVC sealed double glazed window.

FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, tiled splash back, tiled flooring.

OUTSIDE

Communal bin area



VIEWING

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

SERVICES

All mains services except for gas are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property.

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 999 years commencing March 2006, service charge approx £1500 per annum.

COUNCIL TAX BAND

Leicester B

EPC RATING

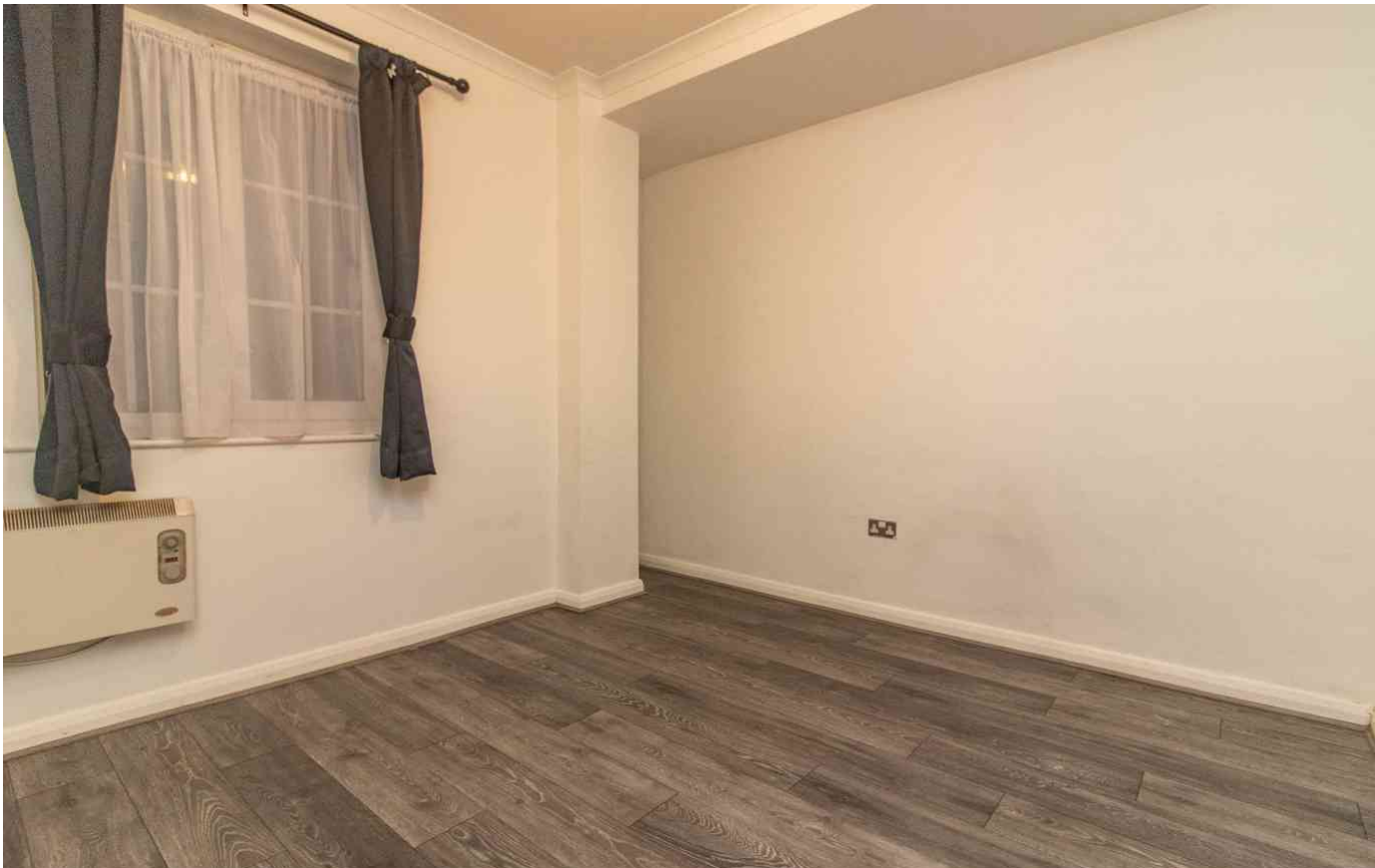
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FLOOR PLANS

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



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

