



Flat 32, 19 Yeoman Street, Leicester LE11UT

MOORE
& YORK



Property at a glance:

- Loft Style Apartment
- City Centre Location
- Walking Distance Restaurants, Cafes & Train Station
- 50% Shared Ownership Option
- Two Bedrooms & Bathroom
- Open Plan Kitchen/Living Area
- No Onward Chain

Asking Price £110,000 Leasehold



Welcome to this charming 2-bedroom apartment, perfectly situated in the heart of a vibrant and sought-after cultural quarter of the Leicester City Centre. This delightful home offers the ideal blend of character, style, and convenience, making it an excellent choice for first-time buyers, young professionals, or anyone looking to enjoy the best of urban living. Step inside to entrance hall leading to open plan living room with high ceilings and tall windows providing natural light, creating a warm atmosphere. Adjacent to the living area is a modern kitchen area equipped with ample storage and preparation space. Two good sized bedrooms benefit from tall ceilings and windows that allow plenty of natural light both serviced by a three piece bathroom. The home is also available for purchase on a 50% shared ownership basis with the further details available by contacting the office.

DETAILED ACCOMMODATION

Secure access leading to;

COMMUNAL ENTRANCE

Stairwell and lift leading to all floors.

ENTRANCE HALL

Radiator

OPEN PLAN LIVING ROOM

17' 0" x 16' 5" (5.18m x 5.00m) Feature exposed brickwork, sealed double glazed windows, TV point, radiator, boiler cupboard, Kitchen Area comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over, plumbing for washing machine, tiled splash backs



BEDROOM 1

11' 6" x 11' 3" (3.51m x 3.43m) Radiator, sealed double glazed window, exposed brickwork

BEDROOM 2

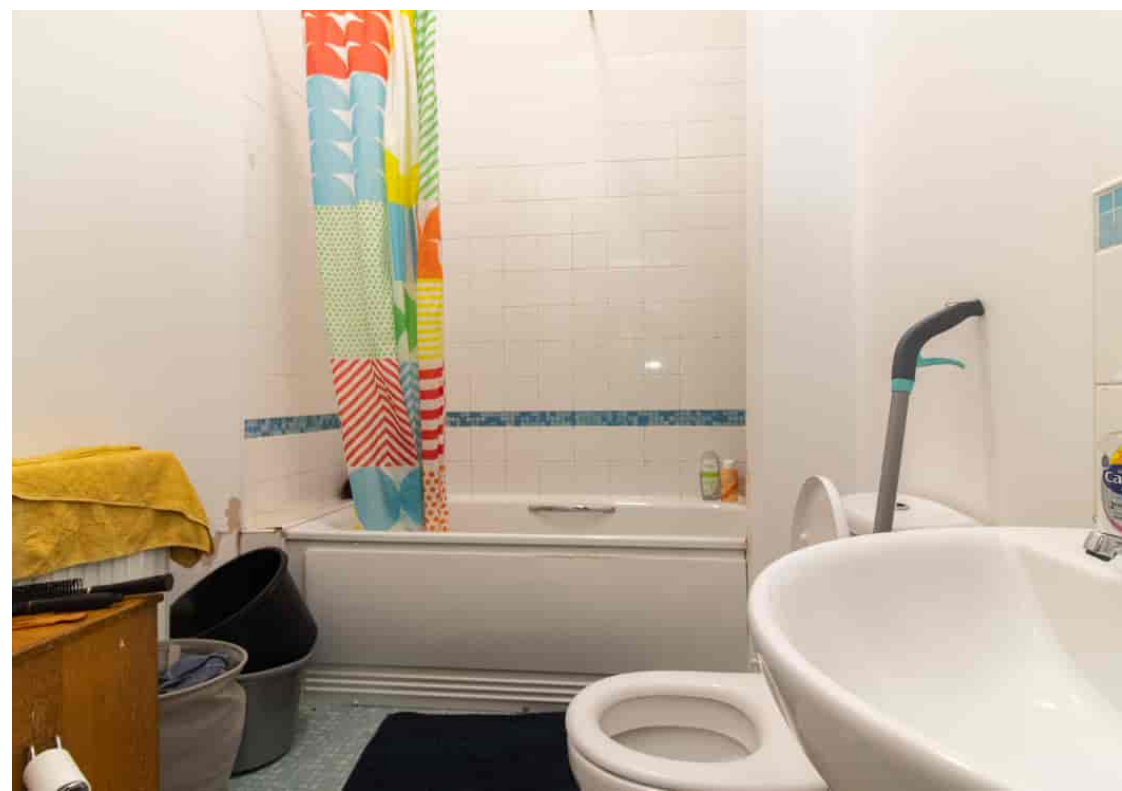
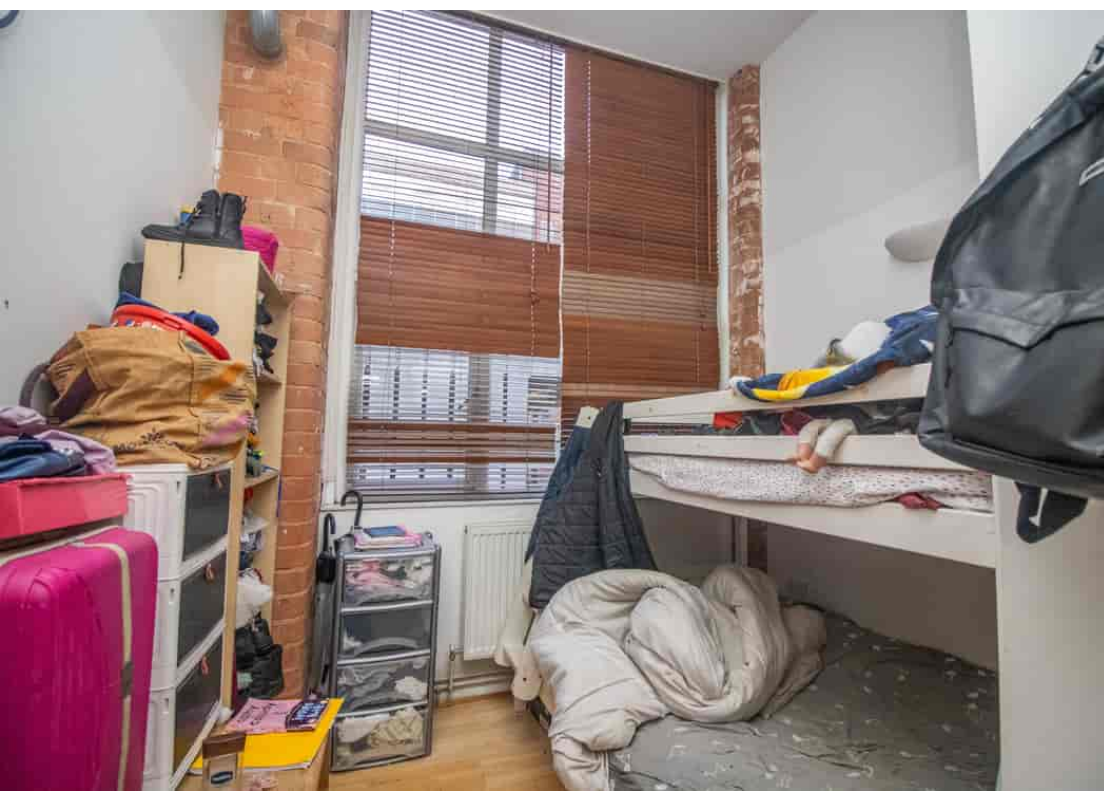
10' 7" x 8' 9" (3.23m x 2.67m) Radiator, UPVC sealed double glazed window, exposed brickwork

BATHROOM

7' 11" x 6' 0" (2.41m x 1.83m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property.



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

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

COUNCIL TAX BAND

Leicester B

EPC RATING

C

TENURE

Leashold
125 years from 25th August 2006
Service Charge £227.18pcm
Ground Rent £20.83pcm
50% ownership basis rent £315.35pcm

FLOOR PLANS

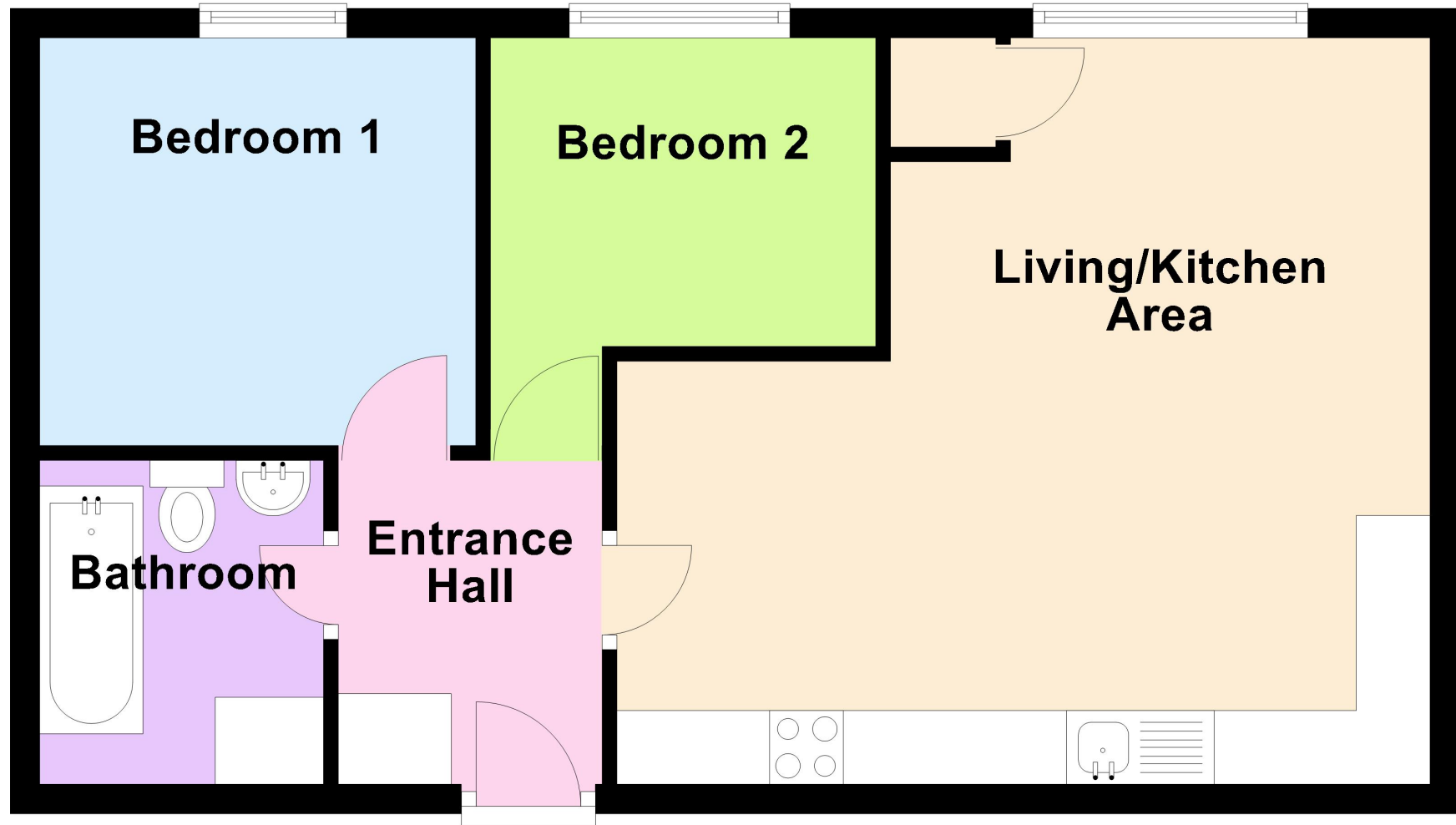
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

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

