



Flat 6, 9-13 Andover Street, Leicester LE20JA

MOORE
& YORK



Property at a glance:

- First Floor Flat
- Double Glazed & Electric Heating
- Double Bedroom
- Walking Distance Local Facilities & Train Station
- Open Plan Kitchen/Living Room
- No Upward Chain
- Ideal First Time & Investment Buy.

£85,000 Leasehold



We are pleased to offer for sale this purpose built first floor one bedroom flat situated within walking distance of the Railway Station and the Leicester City Centre with its excellent range of shopping and leisure facilities. The electrically heated accommodation briefly comprises secure entrance with stairs leading to flats, entrance hall, open plan living/kitchen with integrated appliances, double bedroom and shower room. The flat is being sold with no upward chain and would ideally suit the investment and first time buyer alike.

DETAILED ACCOMMODATION

Secure door leading to;

COMMUNAL ENTRANCE

Stairs leading to flats

ENTRANCE HALL

Built in cupboard, intercom phone.

L-SHAPED OPEN PLAN LIVING/KITCHEN

20' 3" x 18' 8" (6.17m x 5.69m) Electric heater, UPVC sealed double glazed window, TV point, open plan aspect to 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, built in oven and four piece ceramic hob with extractor fan over, integrated fridge/freezer and dishwasher, plumbing for washing machine.

BEDROOM

11' 3" x 9' 0" (3.43m x 2.74m) UPVC sealed double glazed window, electric heater.

SHOWER ROOM

7' 2" x 5' 10" (2.18m x 1.78m) Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled floor.

SERVICES

All main services except gas are understood to be available. Central heating is electric, electric power points are fitted throughout the property, 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 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 term 999 yrs starting march 2006. Service charge is £919.00 and ground rent is £150 paid per annum.

COUNCIL TAX BAND

Leicester 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.

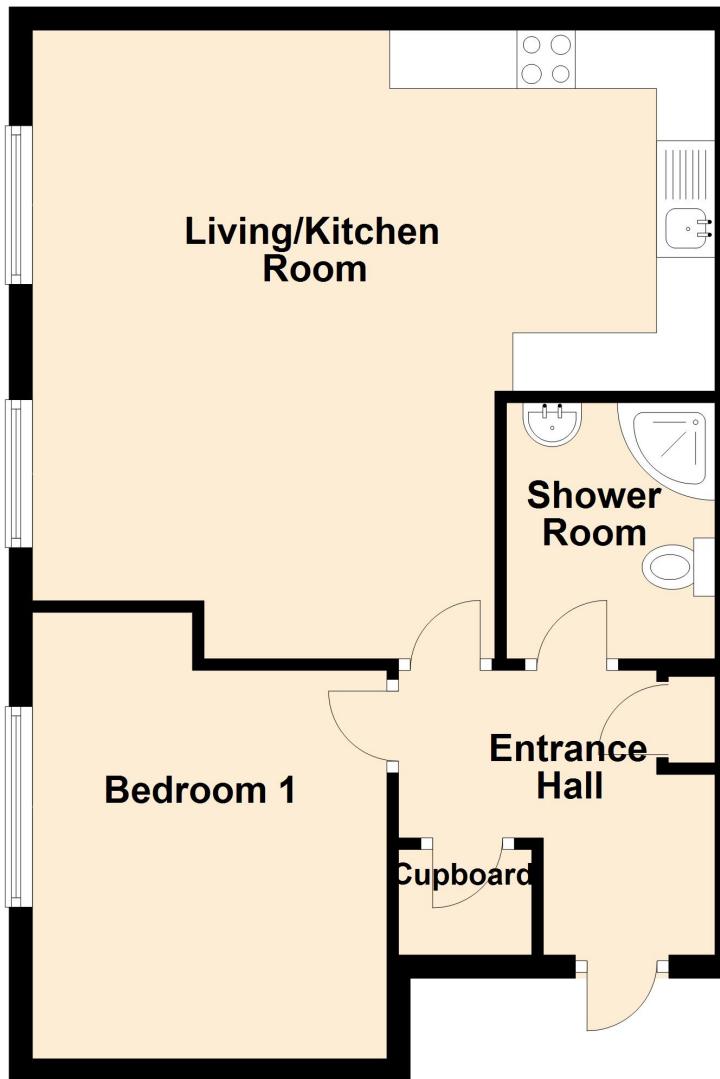
IMPORTANT INFORMATION

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. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 49.1 sq. metres (528.3 sq. feet)

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



0116 255 8666 | Leicester@mooreandyork.co.uk | www.mooreandyork.co.uk

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