



51 Linkway Gardens

Leicester LE30LW

MOORE  
& YORK





### Property at a glance:

- Ground Floor Maisonette
- No Upward Chain
- Two Double Bedrooms
- No Service Charge Or Ground Rent
- Gas Central Heating & D\G
- Easy Access Local Facilities
- Ideal First Time & Investment Buy.

Asking Price £137,000 Leasehold



Well presented ground floor maisonette nicely positioned within easy access of all local facilities and the Leicester City Centre and the range of Cafes and restaurants of West End. The home benefits from no service charge and ground rent and is being sold with no upward chain. The well planned centrally heated, with a new boiler in 2023, and double glazed accommodation briefly comprises entrance hall, lounge/dining room, well fitted kitchen, two double bedrooms and bathroom and stands with easily maintainable garden to front and rear with allocated parking. The property would ideally suit the first time buyer and investment purchaser alike and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### ENTRANCE HALL

Hardwood and glazed door leading to;

#### LOUNGE

16' 8" x 11' 2" (5.08m x 3.40m) Radiator, UPVC sealed double glazed window, display fire and surround, display fire and surround.

#### KITCHEN

9' 11" x 8' 5" (3.02m x 2.57m) Comprising sink unit with cupboard 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 gas hob with extractor fan over set in matching hood, newly installed wall mounted gas boiler, tiled splash back, UPVC sealed double glazed window and door to rear aspect.

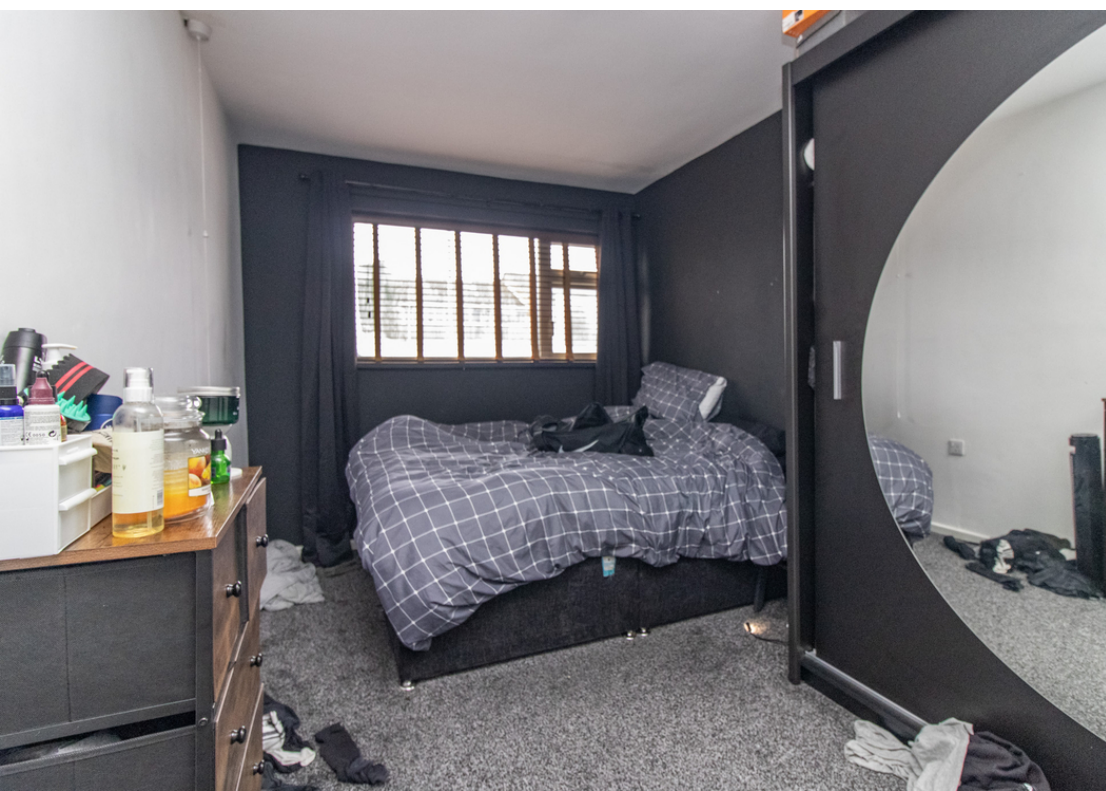
#### INNER HALLWAY

Shelved recess, airing cupboard.

#### BEDROOM 1

14' 4" x 8' 11" (4.37m x 2.59m) Radiator, UPVC sealed double glazed window.







## BEDROOM 2

12' 1" x 8' 11" (3.68m x 2.72m) Radiator, UPVC sealed double glazed sliding patio door to rear garden

## BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## OUTSIDE

Easily maintainable patio garden to rear. Allocated parking space.

## SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

## 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 TBC  
No service charge or ground rent

## COUNCIL TAX BAND

Leicester A

## EPC RATING

C

## 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.



## 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



