



Print Room Flat 16, 1 Rupert Street

Leicester LE1 5XH





- Penthouse Apartment
- Two Double Bedrooms
- Secure Allocated Parking
- Popular Conversion
- Central Location
- Original Features
- No Upward Chain
- Viewing Essential
- Under Floor Heating
- En-Suite & Bathroom

£200,000 Leasehold



Deceptively spacious two double bed roomed penthouse apartment situated in this popular factory conversion standing in the heart of the Leicester City Centre, the well accommodation retains many character features and benefits from double glazing and under floor heating, a open plan living/ kitchen area with integrated appliances, two double bedrooms and a en-suite and bathroom. The property offers secure allocated parking and is being sold with no upward chain.

GENERAL INFORMATION

We take great pleasure in offering for sale this stylish two double bed-roomed penthouse apartment situated in in the heart of the Leicester City Centre. The well planned under floor centrally heated and double glazed accommodation briefly comprises secure communal entrance with lift and feature stairwell leading to apartment which comprises entrance hall, open plan living/kitchen room with integrated appliances, master double bedroom with en-suite, further double bedroom and bathroom and benefits from secure allocated parking.

EPC RATING

EPC Rating:

GENERAL INFORMATION

The Print Room' Building is situated on Rupert Street within the City centre and is therefore particularly conveniently situated for access to all of Leicester's excellent amenities including a wide variety of recreational amenities including restaurants, pavement cafes, cinemas, theatres, bars and night clubs, the newly extended 'The Shires' and 'Highcross' shopping centre including a 'John Lewis' superstore, boutiques and a host of independent fashion and lifestyle outlets providing unrivalled retail therapy. The City centre also offers schooling for all ages and the St. George's Cultural Quarter which houses Leicester's new 'Curve' Performing Arts Centre, pedestrianisation, car parking and other shopping for all day-to-day needs.

DETAILED ACCOMMODATION

The apartment is accessed via a secure communal entrance leading to a feature stairwell and lifts leading to top floor apartment.

ENTRANCE HALL

Intercom phone, laminate flooring, under floor heating.

KITCHEN/LIVING ROOM

17' 7" x 14' 9" (5.36m x 4.50m)
Incorporating a kitchen area comprising sink unit with cupboard under, matching base unit with work surfaces over, drawers and cupboards over, complimentary wall mounted eye level cupboards, built in cooker and four piece ceramic hob, integrated fridge/freezer, dishwasher and washing machine, open plan aspect to lounge area with TV point and original style hardwood sealed double glazed window, under floor heating.

BEDROOM 1

15' 0" x 10' 5" (4.57m x 3.17m)
Hardwood sealed double glazed window, underfloor heating, built in wardrobe.

LOVE



EN-SUITE SHOWER ROOM

6' 10" x 5' 0" (2.08m x 1.52m) Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, tiled throughout, under floor heating.

BEDROOM 2

11' 11" x 8' 5" (3.63m x 2.57m) Hardwood sealed double glazed window, underfloor heating, built in wardrobe.

FAMILY BATHROOM

8' 2" x 6' 0" (2.49m x 1.83m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled throughout, under floor heating.

SECURE PARKING

Allocated space for one car

SERVICES

Under-floor heating is fitted throughout the apartment and hot water for domestic purposes is provided via an electric immersion heater situated within the bathroom. Ample 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.

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.

TENURE

The property is held Leasehold on a 999 year Lease as from 1st June, 2005.

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.

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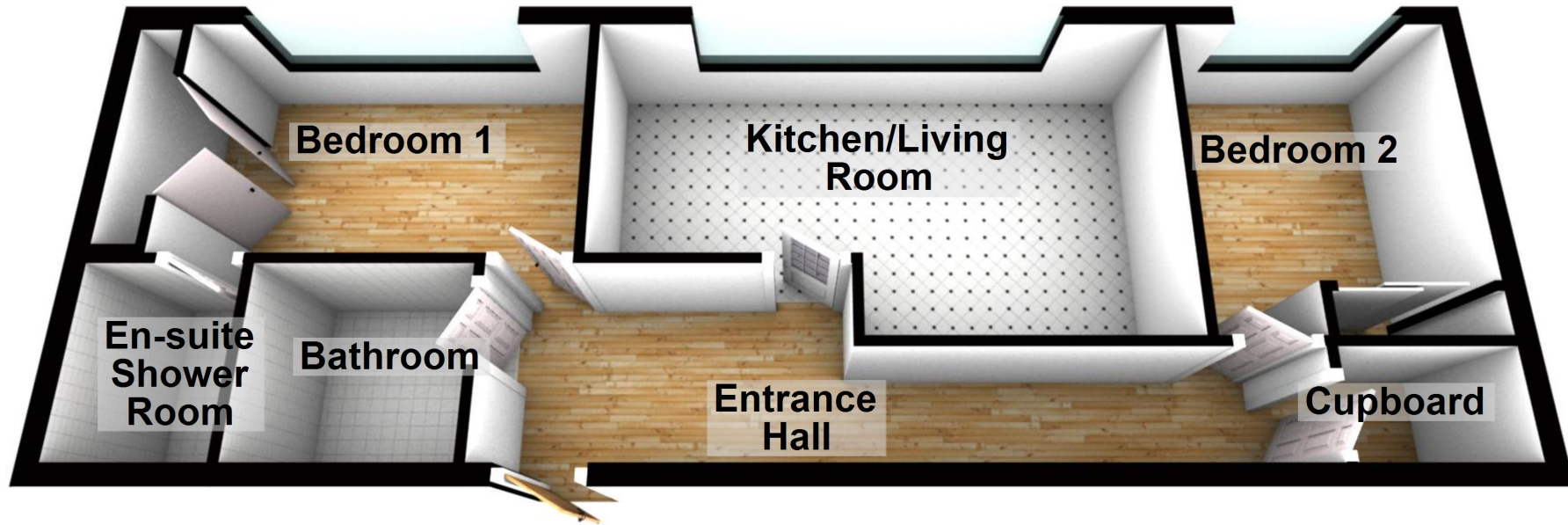
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COUNCIL TAX BANDING

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.



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