



Flat 7, 4 Wellington Court, Rutland Street, Leicester LE11RA

MOORE
& YORK



Property at a glance:

- Second Floor Apartment
- Elec CH & UPVC D/G
- Living Kitchen
- 1 Bedroom
- Bathroom
- Close to Amenities

£85,000 Leasehold



Set within the former Wellington Hotel, this second floor apartment offers extremely well presented, electric centrally heated, double glazed accommodation comprising entrance hallway, study/store area, living kitchen area, bedroom and bathroom with three-piece white suite bath, situated within the City centre. EPC C. NO CHAIN

GENERAL INFORMATION

Rutland Street is located within the City centre and is well known for its convenience for ease of access to all of Leicesters excellent amenities including a wide variety of recreational amenities including restaurants, cinemas, theatres, bars and night clubs, the 'Highcross' shopping centre including a John Lewis superstore, boutiques and other shopping for all day-to-day needs, St. George's Cultural Quarter which houses Leicester's Curve Performing Arts Centre.

Rutland Street is also convenient for access to the Victoria Park, De Montfort Hall, Nelson Mandela Park, the Royal Infirmary Hospital, Leicester Tigers Rugby Club, as well as the Leicester and De Montfort Universities, the Leicester City Football Club and the Leicestershire County Cricket Club.

DETAILED ACCOMMODATION

ON THE GROUND FLOOR

Gated access the forecourt with intercom system. This then provides access to the building door.

COMMUNAL ENTRANCE HALL

With staircase or lift access to all floors.

ON THE SECOND FLOOR

Access of to Apartment No.7 with private entrance door.

ENTRANCE HALL

Having a storage/study area, electric panel heater, recessed spot lights and telephone entry system. Off the entrance hall is a storage cupboard housing the hot water system.

OPEN-PLAN KITCHEN LIVING ROOM

18'04 x 8'08

LIVING AREA

With double glazed window to the front aspect and electric panel heater.



KITCHEN AREA

Fitted with a range of wall and base units with roll top work surfaces incorporating a stainless steel sink and drainer unit. Having an integrated electric oven and hob with extractor hood over and slimline dishwasher.

BEDROOM

8'09 x 8'09
Having a UPVC double glazed window to the front aspect and electric panel heater

BATHROOM

6'08 x 5'10
Fitted with a white three suite comprising a panelled jacuzzi bath with shower screen, low level w/c and pedestal hand wash basin with a hot & cold mixer tap over. Having tiles walls, electric heated towel rail, recessed spot lights, extractor fan and shaver point.

OUTSIDE

There is no communal parking or gardens to this apartment block. A multi-storey car park is available on Halford Street and there is 'Pay & Display' parking in the vicinity.

SERVICES

All mains services, with the exception of gas, are understood to be available. Central heating is provided by wall-mounted electric heaters and electric power points are fitted throughout the property which is double glazed and benefits from a door entry intercom system.

FIXTURES AND FITTINGS

All fixtures and fittings mentioned in the sales particulars are included in the sale.

TENURE

Leasehold
99 Year Lease from 2009.
Ground Rent £150 per annum
Service Charge £1100 per annum

Council Tax Band

Leicester City Council - Band B

VIEWING

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

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.

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.

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.

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



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

