



Flat 16, 124 The Foister Building, Charles Street, Leicester LE11LB

MOORE
& YORK



Property at a glance:

- Luxury Loft Style Apartment
- Popular City Centre Conversion
- Feature Open Living Area With Modern Kitchen
- Abundance Of Character Features
- Four Piece En-Suite & Family Shower Room
- Two Bedroom With Built In Wardrobes
- Secure Allocated Parking
- No Onward Chain
- New Carpets To Bedrooms & Vinyl Flooring To Bathrooms & Kitchen
- Newly Painted Gallery White Throughout
- Ready To Move In

Asking Price £175,000 Leasehold



Beautifully presented loft style apartment situated in the historic Foister Building which has firmly established itself as one of the City's finest residential apartment addresses. The building underwent a thoughtful conversion in the early 2000s, blending modern fixtures with the building's rich history by retaining many original character features to include Victorian radiators throughout and exposed brickwork. Being sold with no onward chain and benefitting from secure allocated parking the centrally heated and cleaned throughout accommodation briefly comprises communal secure entrance with original features with stairwell and lifts leading to apartments, parking and peaceful communal seating area. Upon entering the apartment the entrance hall leads you to a bright and spacious open plan living area designed for both relaxation and entertaining. Large windows allow natural light to flood the space, highlighting the contemporary decor and high-quality finishes throughout. This area seamlessly connects to a fully fitted modern kitchen, equipped appliances, and ample countertop space, making it a joy to prepare meals and host gatherings. The apartment comprises two bedrooms, each offering built-in wardrobes. The master bedroom benefits from a stylish en-suite four piece bathroom. The second bedroom is serviced by a separate shower room which is equally well appointed. This apartment represents a rare opportunity to secure a move-in-ready home in a sought-after city centre location. Whether you are looking to live in style or add a valuable asset to your investment portfolio, this property ticks all the boxes. Early viewings are highly recommended to fully appreciate the quality and potential on offer.

DETAILED ACCOMMODATION

Secure character entrance leading to stunning communal areas incorporating original feature stairwells, lifts, parking and relaxing seating area.

ENTRANCE HALL

Victorian style radiator.

OPEN PLAN LIVING ROOM

LIVING AREA

20' 7" x 15' 1" (6.27m x 4.60m) Victorian style radiators, exposed brickwork, TV points, tall windows and high ceilings providing an abundance of natural light, intercom phone, open plan aspect to;

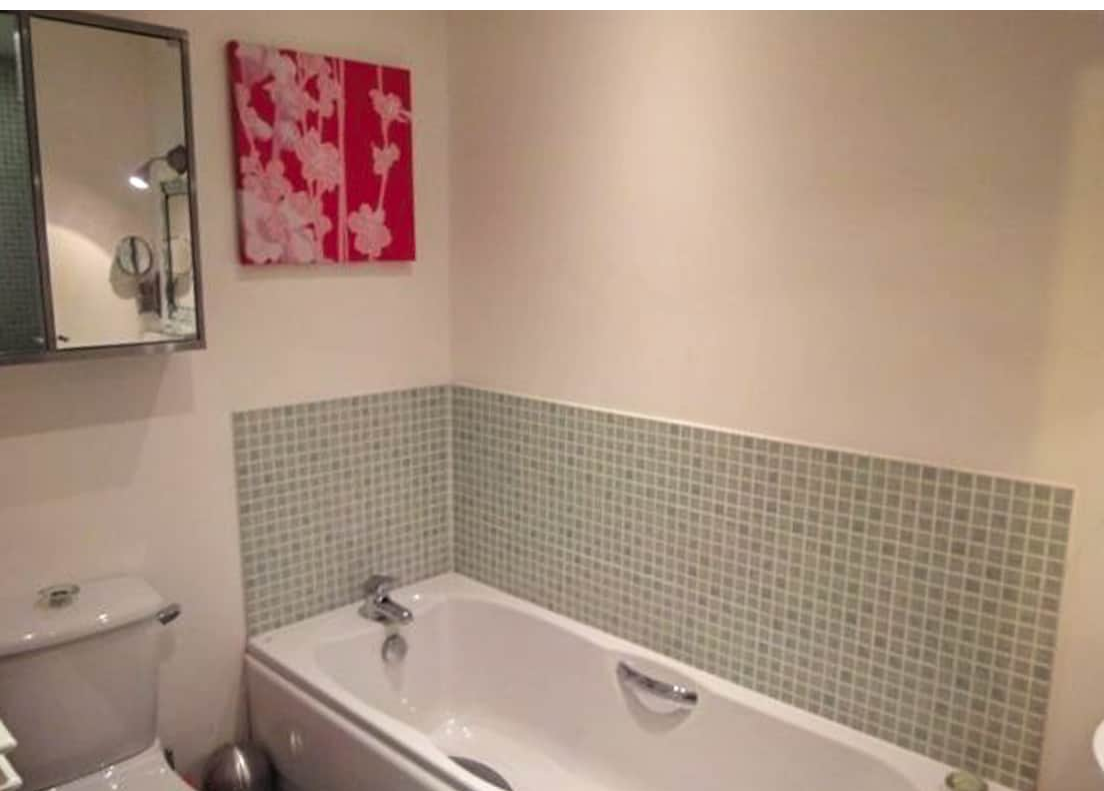


KITCHEN AREA

10' 1" x 9' 5" (3.07m x 2.87m) Fitted in a range of modern units comprising sink unit with cupboards under, matching base units with work surfaces over, cupboards under, stainless steel drawers, glazed eye level display cupboards. New Bosch built in oven and four piece SMEG gas hob with extractor fan over set in stainless steel hood, tiled splash backs, integrated dishwasher, fridge and washer/dryer for all your laundry needs. Also, space and power for American style fridge/freezer if desired.

BEDROOM 1

10' 5" x 10' 0" (3.17m x 3.05m) Victorian style radiator, feature picture window, bedside lighting, TV point, built in wardrobe.





EN-SUITE BATHROOM

7' 10" x 5' 2" (2.39m x 1.57m) Four piece suite comprising paneled bath, walk in easy wipe shower unit with new shower, pedestal wash hand basin and low level WC, heated towel rail, spotlights.

BEDROOM 2

10' 8" x 6' 7" (3.25m x 2.01m) Victorian style radiator, picture window, built in sliding doored wardrobes, built in cupboard housing central heating boiler.

FAMILY SHOWER ROOM

Modern three piece suite comprising newly installed natural rainwater easy wipe shower cubicle, pedestal wash hand basin and low level WC, Victorian style radiator.

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

TENURE

Leasehold
Lease Term: 125 years from 30 June 2001
Ground Rent £125 per annum
Service Charge £1649.82 per annum
Building Insurance £633.22 per annum

COUNCIL TAX BAND

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122A

LX88 EJE



EPC RATING

TBC

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.

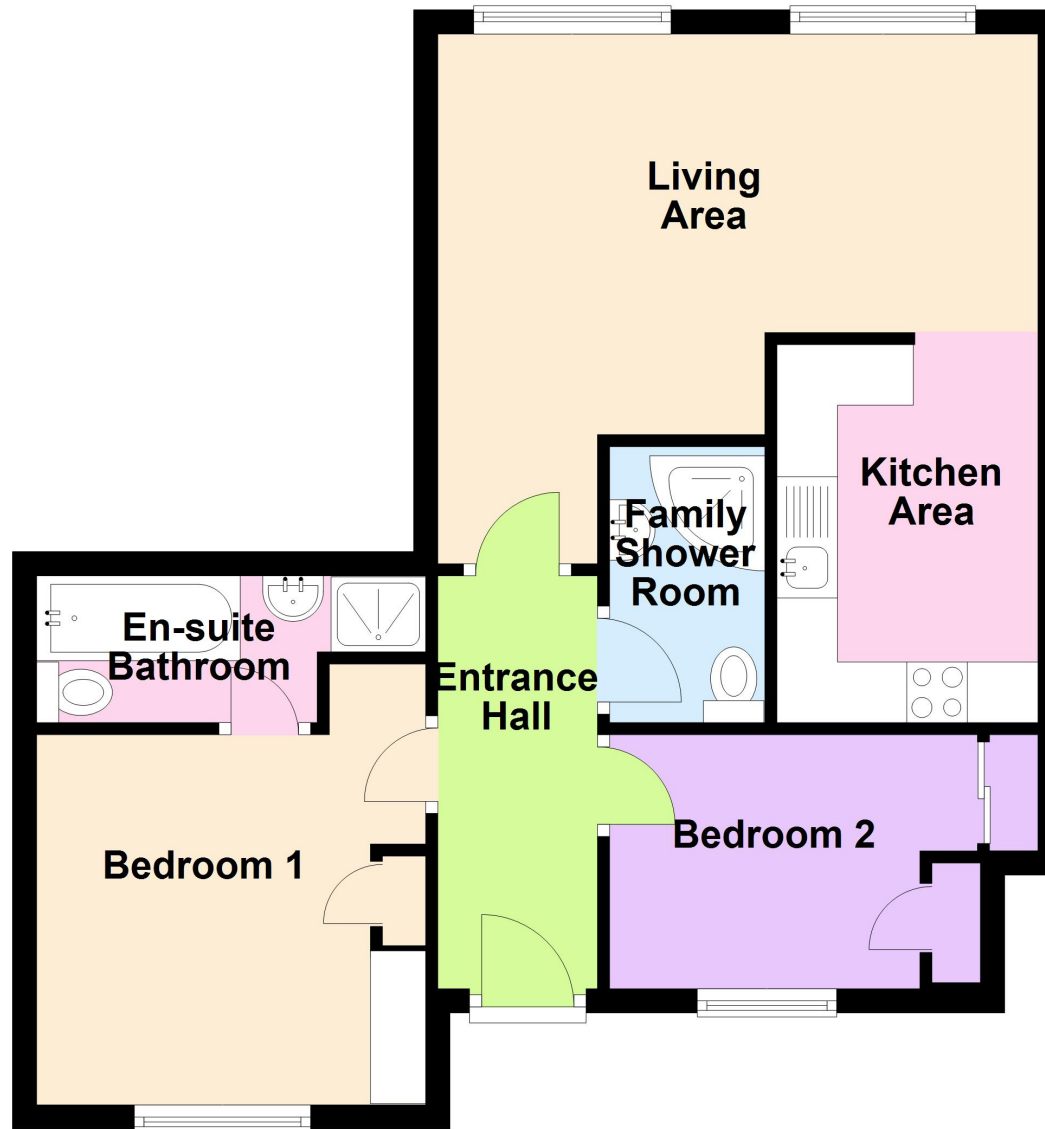
IMPORTANT INFORMATION

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.

PROPERTY INFORMATION QUESTIONNAIRE

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 if you would like to view a copy.

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

