



Flat 43, 26 The River Buildings, Western Road, Leicester LE30GR

MOORE
& YORK



Property at a glance:

- First Floor Apartment
- No Onward Chain
- Secure Gated Parking
- Two Bedrooms & Bathroom
- Open Plan Kitchen/Living Room
- Overlooking Grand Union Canal
- Easy Access City Centre, LRI & DMU

£125,000 Leasehold



Welcome to this charming two-bedroom apartment, perfectly situated to offer an ideal blend of comfort and convenience. Whether you're a first-time buyer, a professional couple, or an investor seeking a promising property, this delightful apartment ticks all the boxes. Nestled in a vibrant neighbourhood, this home provides easy access to local amenities, transport links, and leisure facilities. Step inside to discover an entrance hall leading to an open plan living room with balcony overlooking the Grand Union Canal. The neutral décor provides a blank canvas, ready for you to add your personal touch and make this space truly your own. Adjacent to the living room is an efficient kitchen area, equipped with essential appliances and ample cupboard space. The apartment features two good sized bedrooms and a four-piece bathroom, completing the accommodation. Additional benefits include secure entry systems and private gated courtyard parking with allocated space. Beyond the interior, this apartment benefits from its great location being nearby shops, cafés, and restaurants and within a short walk of the DMU, LRI and the Leicester City Centre itself.

DETAILED ACCOMMODATION

Secure access leading to communal entrance leading to lifts and stairwell.

ENTRANCE HALL

Slimline heater, built in cupboard housing hot water tank

OPEN PLAN KITCHEN/LIVING ROOM

LIVING AREA

20' 3" x 12' 8" (6.17m x 3.86m) Electric heater, TV point, intercom phone, UPVC sealed double glazed French doors with matching side panels leading to balcony, open plan aspect to:

KITCHEN AREA

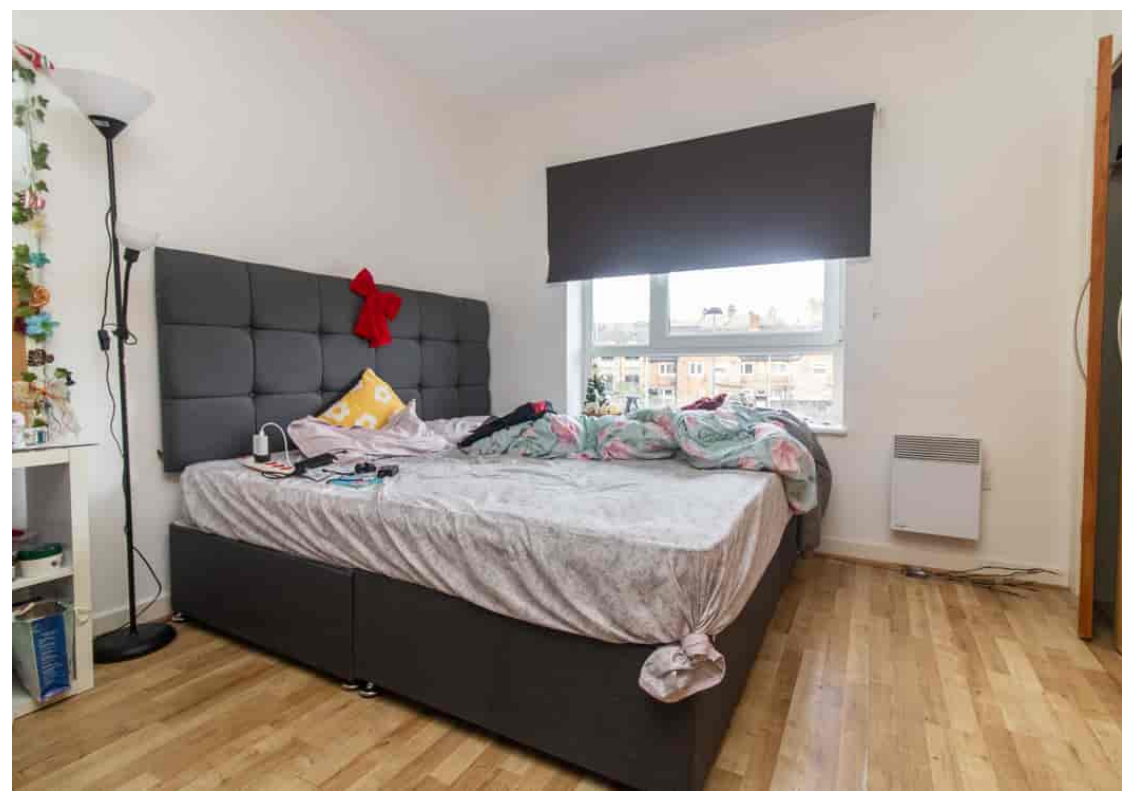
9' 10" x 7' 2" (3.00m x 2.18m) Comprising circular sink with mixer tap over, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, plumbing for washing machine, tiled splash backs, tiled flooring.

BEDROOM 1

10' 2" x 10' 0" (3.10m x 3.05m) Electric heater, sealed double glazed windows, built in wardrobes.

BEDROOM 2

10' 0" x 7' 10" (3.05m x 2.39m) Electric heater, sealed double glazed window.



BATHROOM

10' 3" x 5' 9" (3.12m x 1.75m) Four piece suite comprising tiled shower cubicle, paneled bath, pedestal wash hand basin and low level WC, tiled flooring, heated towel rail.

OUTSIDE

Secure gated access to courtyard parking with allocated space.

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.

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.

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

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

Leasehold
125 years from 2003
102 years remaining.

EPC RATING

C

COUNCIL TAX BAND

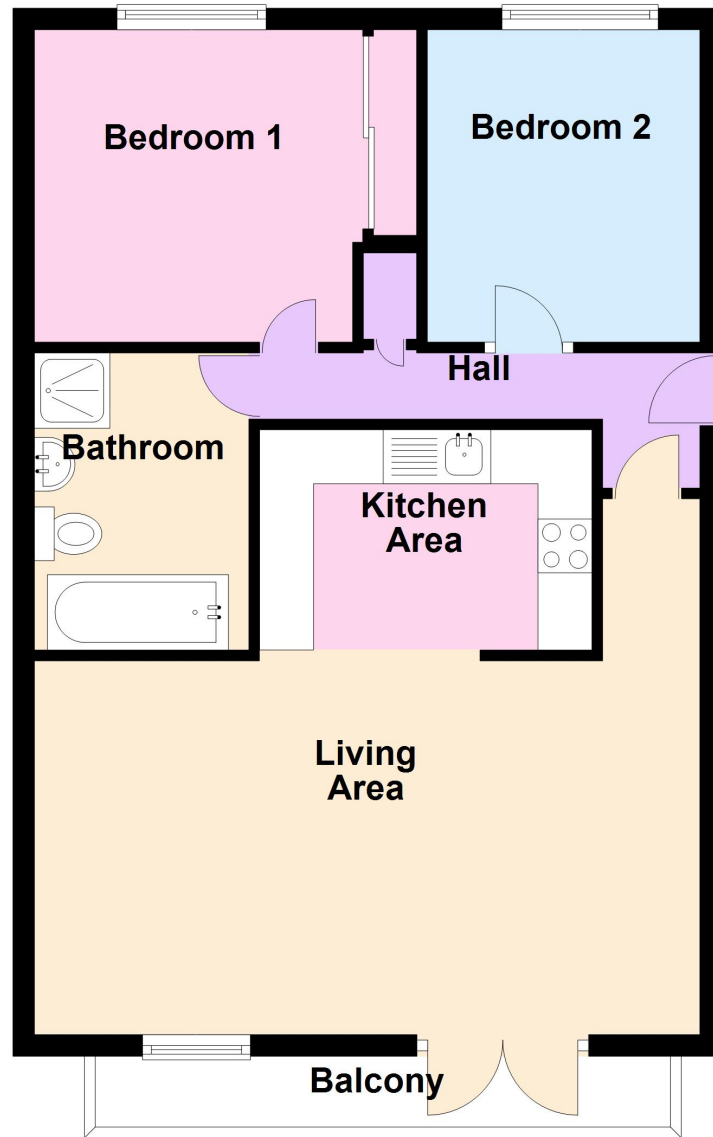
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IMPORTANT INFORMATION

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.



Apartment



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

