



2c King Street, Enderby, Leicester LE194NT

MOORE
& YORK



Property at a glance:

- Well Presented & Appointed Maisonette
- Re-fitted and modernised throughout
- Two Double Bedrooms
- Two En-Suites
- Open Plan Living/Kitchen with Integrated Appliances
- No Upward Chain
- Popular Village Location
- Walking Distance Local Facilities
- Ideal Buy To Let or First Time Buy

£170,000 Leasehold



Beautifully presented two bedroom first floor maisonette situated in the centre of the popular village of Enderby which offers it own community atmosphere including schooling, shopping and leisure facilities and is within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The property is well appointed and presented throughout to the highest standard and the centrally heated and double glazed sash window accommodation briefly comprises entrance hall, cloakroom/WC, open plan living room/Kitchen with integrated appliances and two bedrooms both with en-suites. The property is being sold with no upward chain and would ideally suit the first time and investment buyer alike.

DETAILED ACCOMMODATION

Hardwood door leading to:

ENTRANCE HALL

Understairs cupboard, stairwell with glazed balustrade leading to accommodation.

HALLWAY

Sealed double hardwood sash windows, inset spotlights, electric radiator, wood paneled flooring.

CLOAKROOM/WC

Vanity sink unit and low level push button WC, sealed double glazed window, wood paneled flooring.

KITCHEN/LIVING ROOM

19' 2" x 16' 9" (5.84m x 5.11m) Sealed double glazed sash windows, TV point, electric radiators, inset spotlights, wood paneled flooring. Kitchen area fitted in a range of soft close units comprising circular sink unit with mixer tap over and cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece hob with angled extractor fan over, integrated fridge/freezer, wood paneled flooring.

BEDROOM1

12' 3" x 11' 5" (3.73m x 3.48m) Fitted wardrobes, sealed double glazed windows, radiator, wood paneled flooring, sliding door leading to;





EN-SUITE SHOWER ROOM

Three piece suite comprising easy wipe shower cubicle, vanity sink unit and low level push button WC, sealed double glazed window, heated towel rail, tiled flooring.

BEDROOM 2

15' 7" x 7' 11" (4.75m x 2.41m) Sealed double glazed sash window, electric radiator, sliding door leading to;

EN-SUITE

Two piece suite comprising easy wipe shower cubicle and vanity sink unit set in butcher block surround, sealed double glazed window, tiled flooring

OUTSIDE

Parking space for one car

VIEWING

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

SERVICES

All main services are understood to be available excluding gas. Central heating is electric, electric power points are fitted throughout the property. and windows are double-glazed.

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.

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
999 year lease
£900 service charge PA
£100 building insurance contribution
£1 ground rent

The leasehold charges including the ground rent and service charges have been provided to us at the point of the property being listed for sale. Please note that these can change at the time a sale is agreed so clarification of this should be sought from your legal representative as they may have changed.

COUNCIL TAX BAND

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EPC RATING

E

IMPORTANT INFORMATION

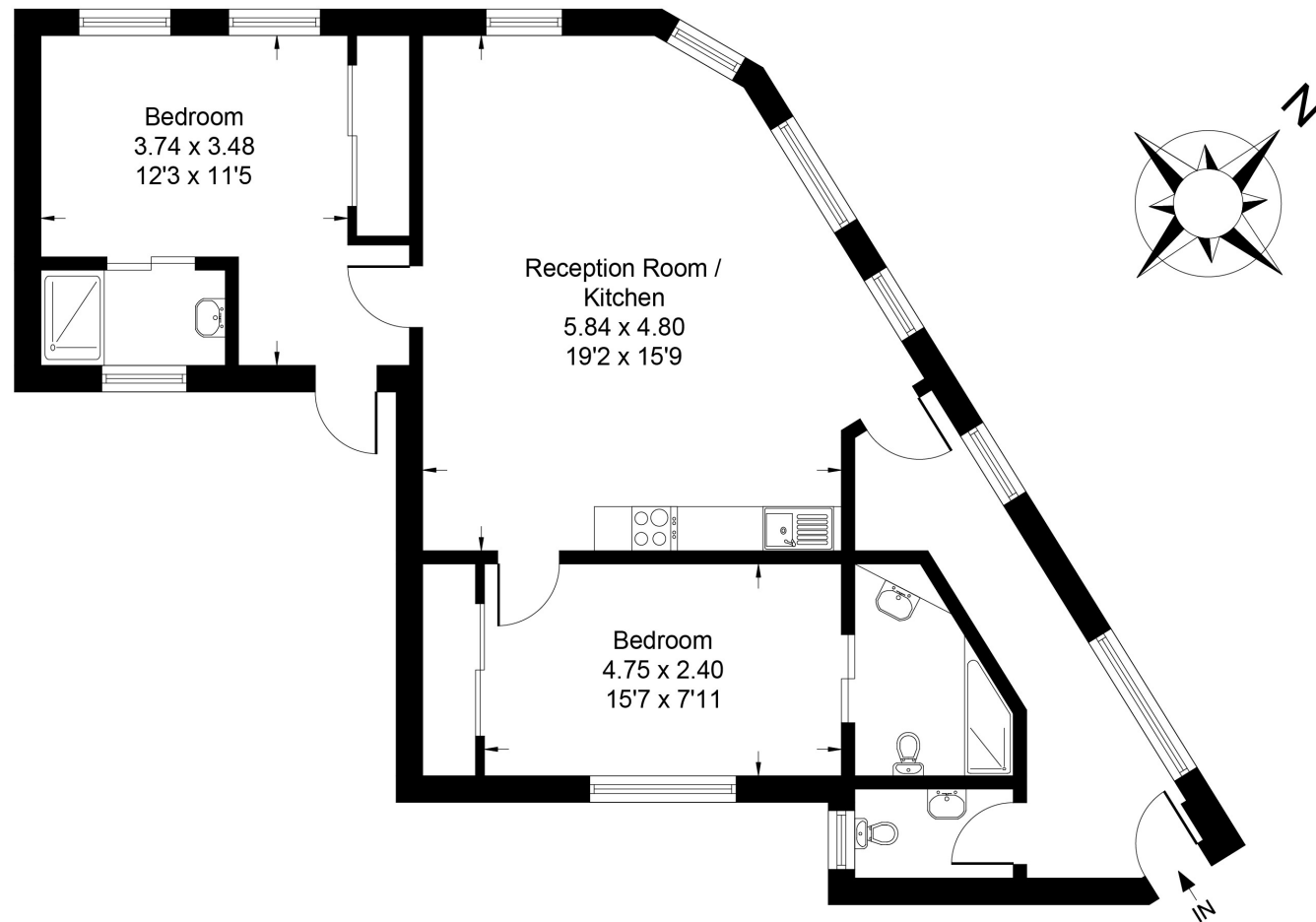
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

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 with the relevant office if you would like to view a copy.

Approximate Gross Internal Area = 69.71 sq m / 750 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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

