



Flat 4 The News Room, 3 Belvoir Street, Leicester LE16SL

MOORE
& YORK



Property at a glance:

- Two Double Bedroom First Floor Apartment
- Character Features Throughout
- City Centre Location
- No Upward Chain
- Iconic Character Building
- Family Bathroom & En-Suite
- Walking Distance City Centre, Train station and DMU

Asking Price £125,000 Leasehold



We are pleased to offer for sale this second floor two bed city centre apartment situated facing the Grand Hotel, on the corner of Belvoir and Granby Streets, in the Grade II listed General Newsroom, another fine example of Leicester's late-Victorian heritage within walking distance of the shopping and leisure facilities of the city centre. The well planned electrically heated accommodation retains many character features to include original fireplaces and secondary glazed sash windows and briefly comprises secure communal access with lift and stairwell leading to apartment which offers an entrance hall, kitchen/living room with integrated appliances, double bedroom/sitting room, bedroom with en-suite and family bathroom. The apartment is being sold with no upward chain and we highly recommend an early viewing.

DETAILED ACCOMMODATION

Secure access leading to communal entrance hall with feature original woodwork and Minton tiled flooring providing character lift and impressive stairwell leading to apartment.

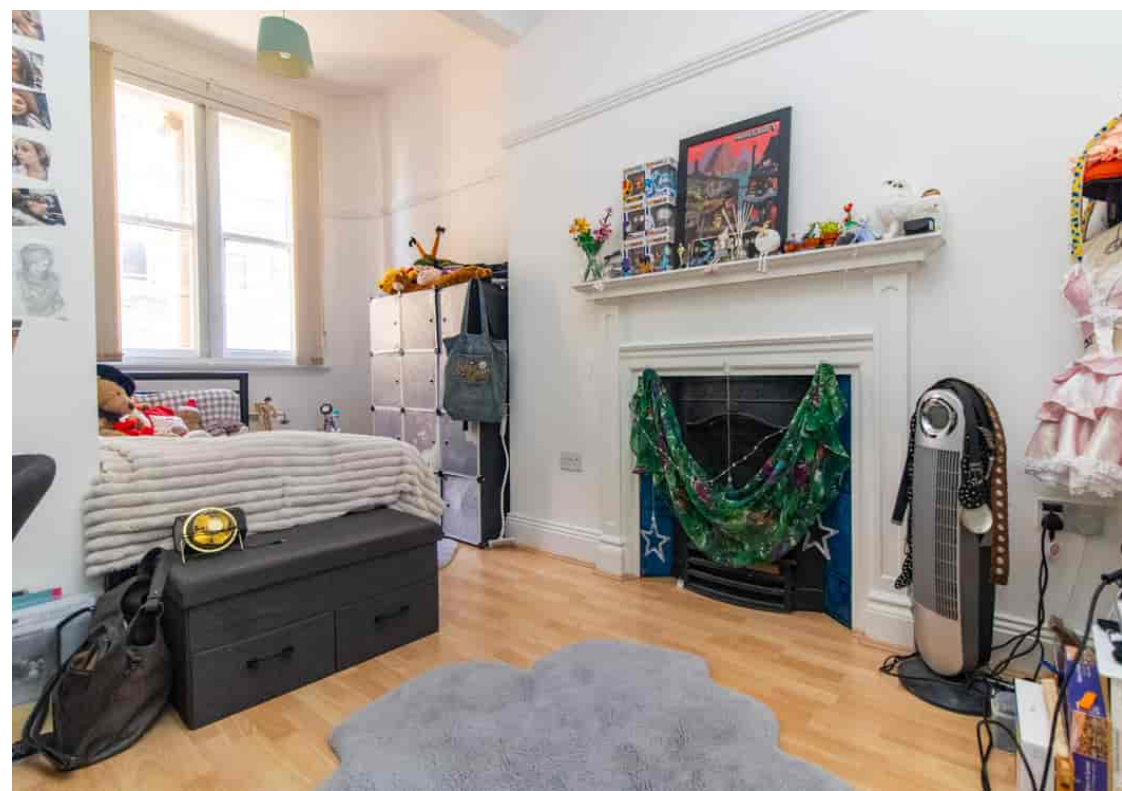
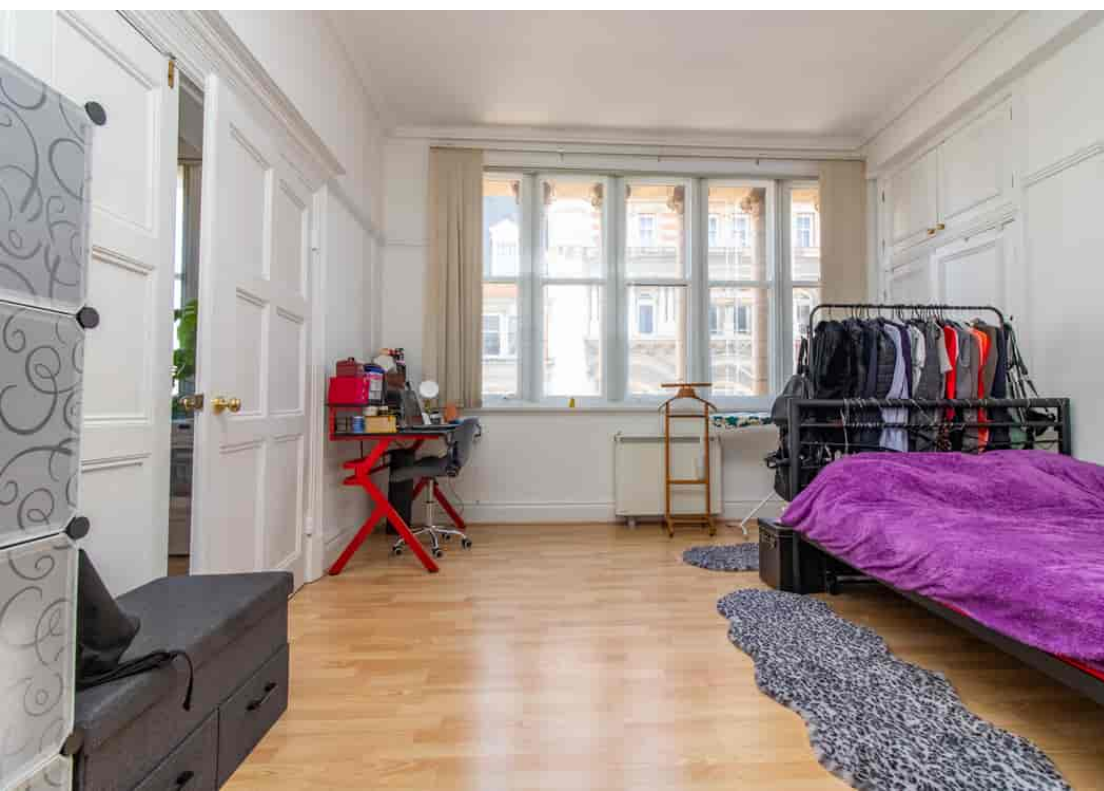
ENTRANCE HALL

Laminate flooring, slimline heater, built in cupboard housing hot water tank.



KITCHEN/LIVING ROOM

16' 4" x 15' 2" (4.98m x 4.62m) single drainer sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, glazed display cabinet, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, integrated dishwasher and washing machine, breakfast bar island with integrated fridge/freezer under, secondary glazed tall sash window, tiled splash back, ornate coving, intercom phone, electric heater, display cast iron, tiled and hardwood fire surround. Double doors leading to;





BEDROOM 1

15' 4" x 9' 3" (4.67m x 2.82m) Feature cast iron, tiled and hardwood surround, electric heater, secondary glazed sash window.

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled floor, tiled throughout.

BEDROOM 2

15' 10" x 12' 11" (4.83m x 3.94m) Secondary glazed sash window, electric heater, built in wardrobe, TV point..

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled floor, heated towel rail,

SERVICES

Electric heating and secondary glazing

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.

TENURE

Leasehold
980 years remaining
service charge approx £1850 per annum

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.

COUNCIL TAX BANDING

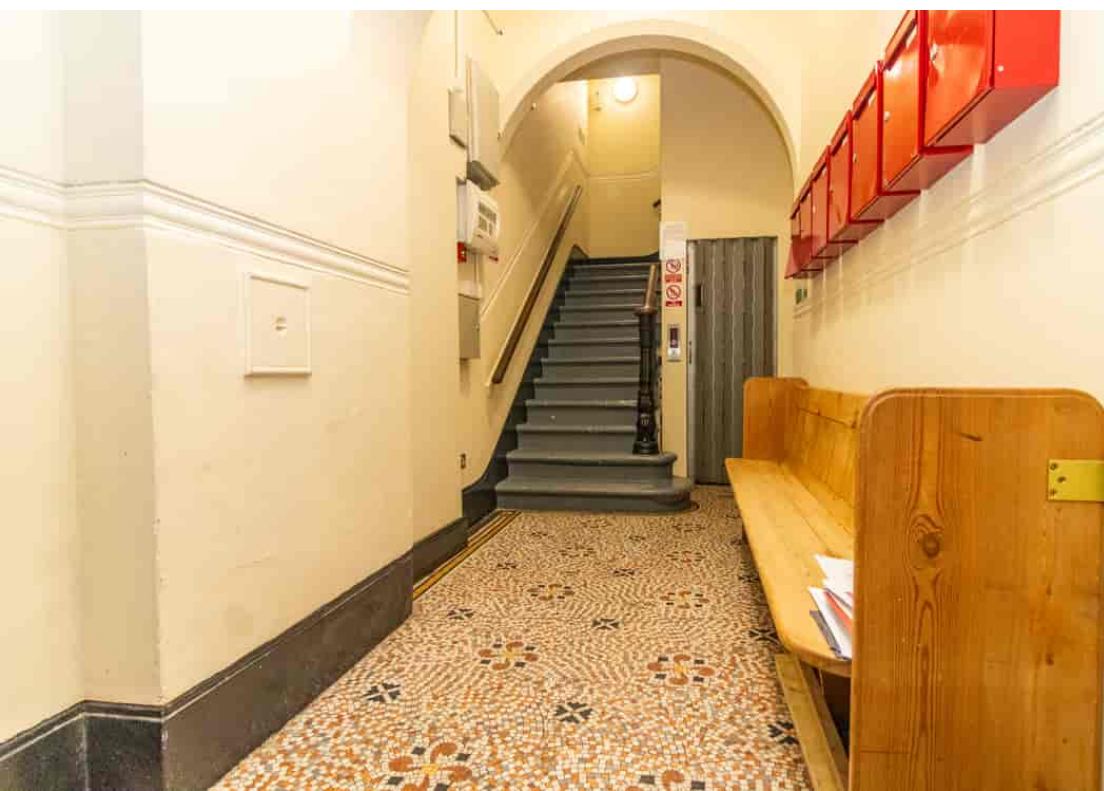
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EPC RATING

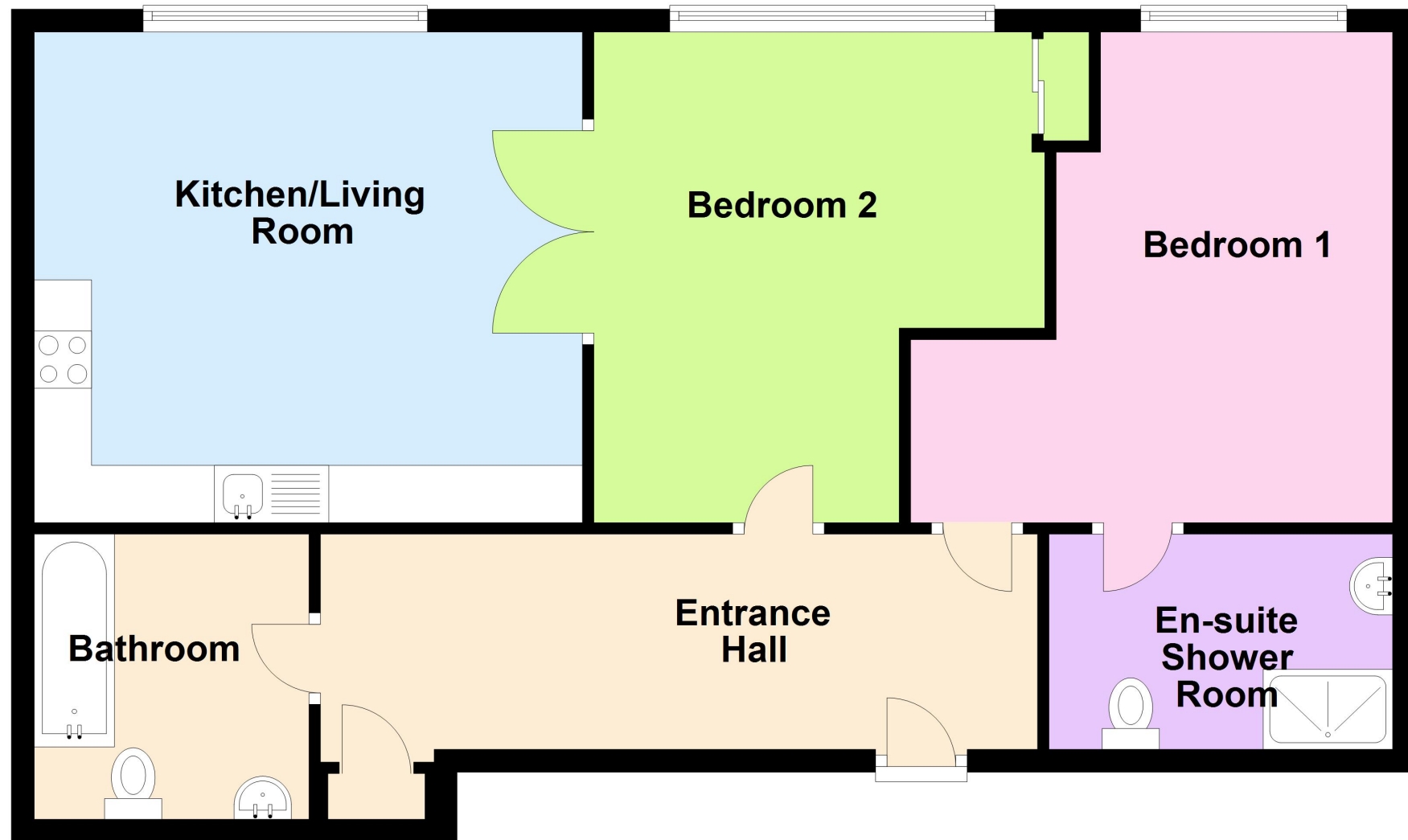
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IMPORTANT INFORMATION

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.



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

