



49 Shakespeare Close, Leicester LE32SX

MOORE
& YORK



Property at a glance:

- Purpose Built First Floor Flat
- Gas Central Heating & D\G
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Open Plan Kitchen/Living Area
- No Onward Chain
- Double Bedroom & Bathroom

Asking Price £99,950 Leasehold



Purpose built one double bedroom first floor flat conveniently located within easy access of local facilities and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. the centrally heated and double glazed accommodation comprises communal entrance, hallway, walk in storage room offering potential for further usage, lounge/dining room, kitchen area, double bedroom and bathroom.

DETAILED ACCOMMODATION

Secure fob system entrance leading to;

COMMUNAL ENTRANCE

Stairwell leading to flat

ENTRANCE HALL

Radiator, access to loft space.

STORAGE CUPBOARD

6' 6" x 5' 3" (1.98m x 1.60m) Accessed of bedroom and entrance hall



LOUNGE/DINING ROOM

12' 8" x 10' 0" (3.86m x 3.05m) Radiator, UPVC sealed double glazed window, cupboard housing central heating boiler, open plan aspect leading to;

KITCHEN

9' 6" x 9' 3" (2.90m x 2.82m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, breakfast bar, ladder cupboard, UPVC sealed double glazed window, plumbing for washing machine.

BEDROOM

13' 5" x 10' 1" (4.09m x 3.07m) Radiator, UPVC sealed double glazed window.



BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator.

SERVICES

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

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.

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
101 years remaining
Service Charge/Ground Rent £500 per annum

EPC RATING

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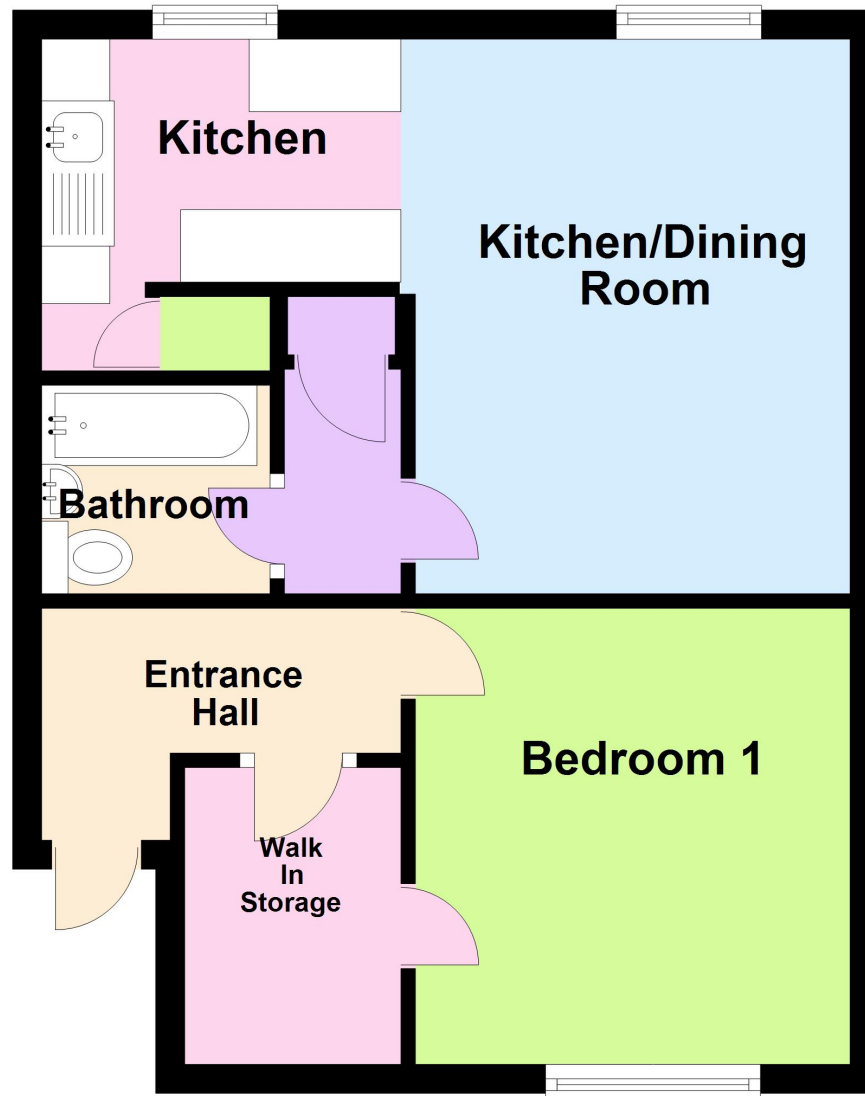
COUNCIL TAX BAND

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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. 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.

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

