

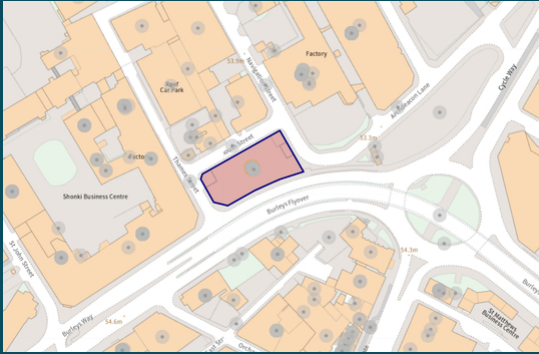


Apartment 24, 2 The Horizon

Navigation Street, Leicester LE13UJ

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### Property at a glance:

- Two bedroom apartment
- Modern era building
- Electric heating
- Open-plan Living\Kitchen\Diner
- Two good sized bedrooms
- Held leasehold
- Lifts to all floors
- Buy To Let Investment
- Close to city centre
- Fantastic views from balcony

**£92,950 Leasehold**



A generously proportioned two bedroom apartment with impressive panoramic city views from the balcony and being centrally positioned for easy access to local amenities, shopping and travel routes by road and rail. The property is currently let and would be an ideal buy to let investment or affordable first home. The accommodation is served from a welcoming ground floor reception area with two lifts and dedicated storage for each flat. The open plan living/dining kitchen area is spacious with plenty of room for both dining and relaxing and the entrance hall also leads to the bathroom with three piece suite.

### THE HORIZON BUILDING

The building is a notable Leicester city landmark built, we believe, in the 1980's and converted to its current use as apartments around 2006. The location is fantastic, allowing easy walking distance access to the city centre, shopping and amenities Abbey Park, university campuses and Leicester royal hospital, The King Power Stadium and Welford Road Ground for Football and Rugby fans respectively are also within walking distance as is the Leicester Riders home arena which is within a stones throw of the building.

### ENTRANCE LOBBY

Access via two sets of double doors from the outer lobby and with intercom system, post boxes for each apartment and to the rear access to the stairwell and two lifts.



### COMMUNAL HALL AND STAIRWELL

The property is set over a number of levels which each floor having communal hallways and storage rooms for each apartment as well as access to the lift hallway, stairwell and of course the properties themselves.

### HALL

4.04m x 1.86m (13' 3" x 6' 1" max) With doors to both bedrooms, lighting, electric wall heater and access to the bathroom and open plan living/dining/kitchen space.











## LIVING/DINING/KITCHEN

7.12m x 5.52m (23' 4" x 18' 1" max) A very spacious room with ample area to provide comfortable seating and dining room. The kitchen has units for storage, worktop and space for appliances and an additional built in cupboard houses the hot water system. There are multiple ceiling lights and two electric wall heaters. The balcony is accessed via a double glazed picture window with sliding door and provides a fantastic aspect of the city and beyond.

## MASTER BEDROOM

4.94m x 3.04m (16' 2" x 10' 0" max) A good double with double glazed window, ceiling light point and wall mounted electric heater.

## BEDROOM TWO

4.94m x 2.59m (16' 2" x 8' 6" max) Also able to accommodate a double bed with relative ease and with light point, electric wall heater and double glazed window.

## BATHROOM

2.04m x 1.87m (6' 8" x 6' 2") With white three piece suite comprising a bath with shower and screen, wash basin and WC plus vanity top, ceiling lighting and electric towel rail.

## LEASEHOLD INFORMATION

The seller informs us that the property is held LEASEHOLD and the lease commenced 24th June 2006 running for 150 years.

The ground rent is payable half-yearly (in two tranches) is £150.00 per annum.

The service charge is payable quarterly at £895.95 (total per annum £3583.80)

## TENANCY INFORMATION

The property is currently let under an assured shorthand tenancy which is due to expire on the 31/03/2026. Renewal will be considered 12/25.

## EPC INFORMATION

The property has an EPC rating of C; for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

## COUNCIL TAX BAND

The property has a council tax rating of 'A' via Leicester City Council.

## 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.

## PLOT/FLOOR PLANS

Purchasers should note that the floor/plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions, boundary ownership or other details by inspection or advice from their Surveyor or Solicitor.

## MONEY LAUNDERING/ID CHECKS

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 charge of £79.99 plus VAT for these checks.

## 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.

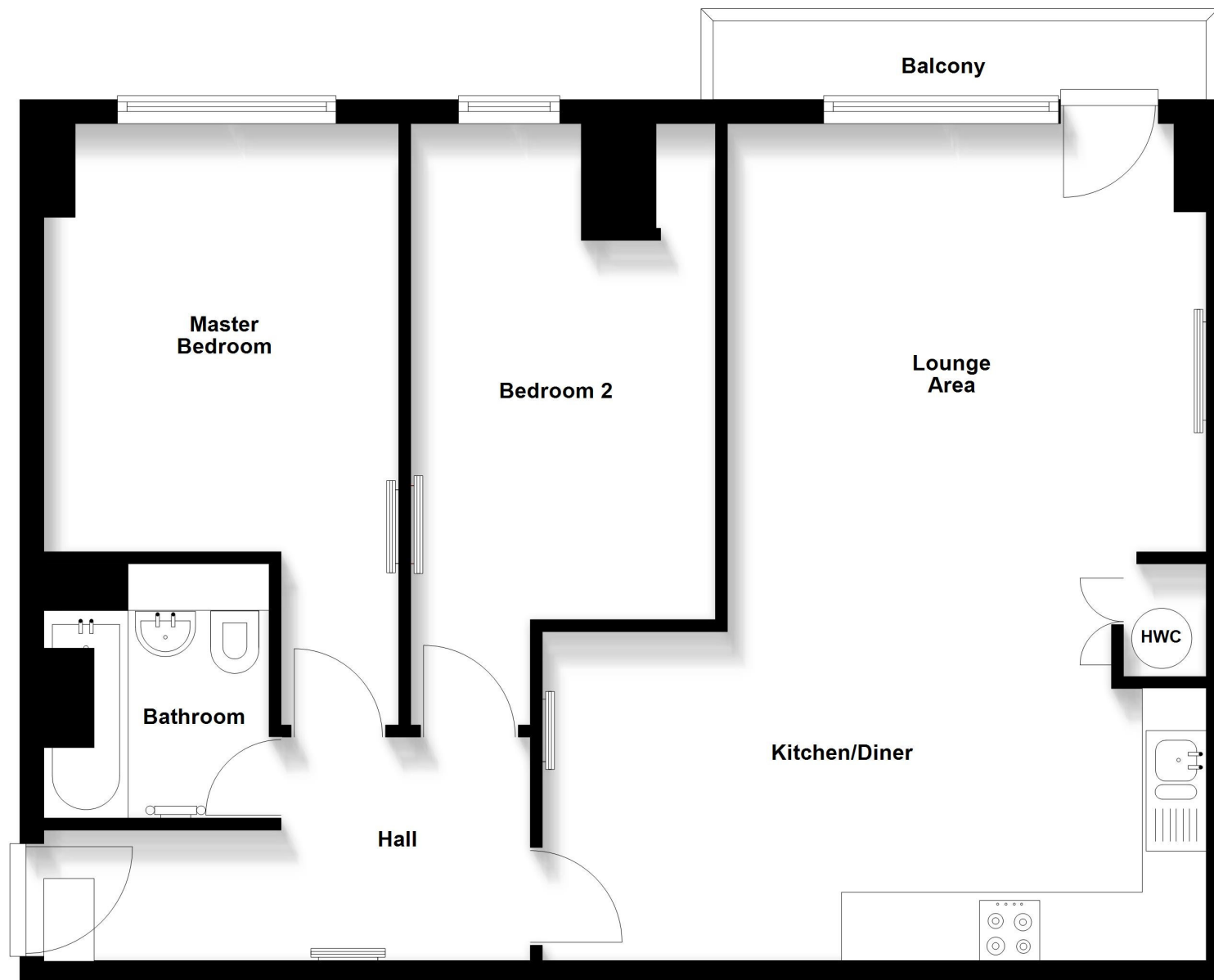
## PROPERTY INFORMATION QUESTIONNAIRE

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.









Total area: approx. 730.5 sq. feet

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



