



The River Buildings, Western Road, Leicester LE3 0GR

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MOORE  
& YORK



### Property at a glance:

- First Floor Apartment
- Lounge\Dining Room
- Balcony and Kitchen Area
- Two Bedrooms
- Bathroom and En-Suite
- Secure Allocated Parking

Asking Price £169,950 Leasehold



A well presented, first floor apartment forming part of a modern apartment building overlooking the Grand Union Canal\River Soar. This particular property is one of three larger style 2 bedrooomed apartments in the building. With UPVC double glazed & electrically heated accommodation comprising entrance hall, lounge\dining room with balcony off and access to kitchen area, two bedrooms, bathroom and en-suite shower room, together with one secure allocated parking space, situated in the vicinity of the Leicester Royal Infirmary. EPC D. NO CHAIN.

### GENERAL INFORMATION:

Western Road is situated off the Narborough Road within the highly sought-after West End of Leicester, an area well known for its popularity in terms of convenience for ease of access to the Leicester Royal Infirmary, the De Montfort University, the Bede Island business district and Leicester's City centre with all the excellent amenities therein, as well as via the Narborough Road to Junction 21 of the M1\M69 motorway network for travel north, south and west, together with the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

Within the immediate vicinity are a fine range of local neighbourhood amenities including shopping for day-to-day needs, schooling, recreational facilities, a wide variety of quality bars and restaurants within Braunstone Gate, and regular bus services to the afore-mentioned centre of employment.

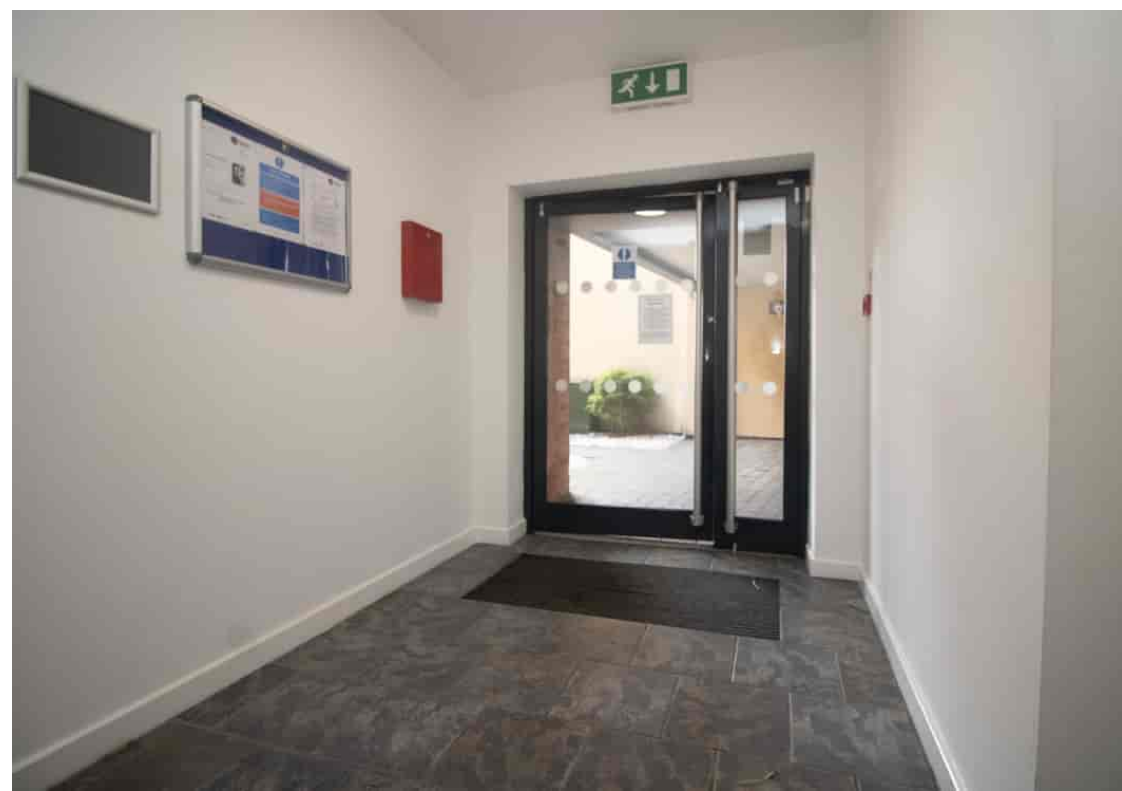
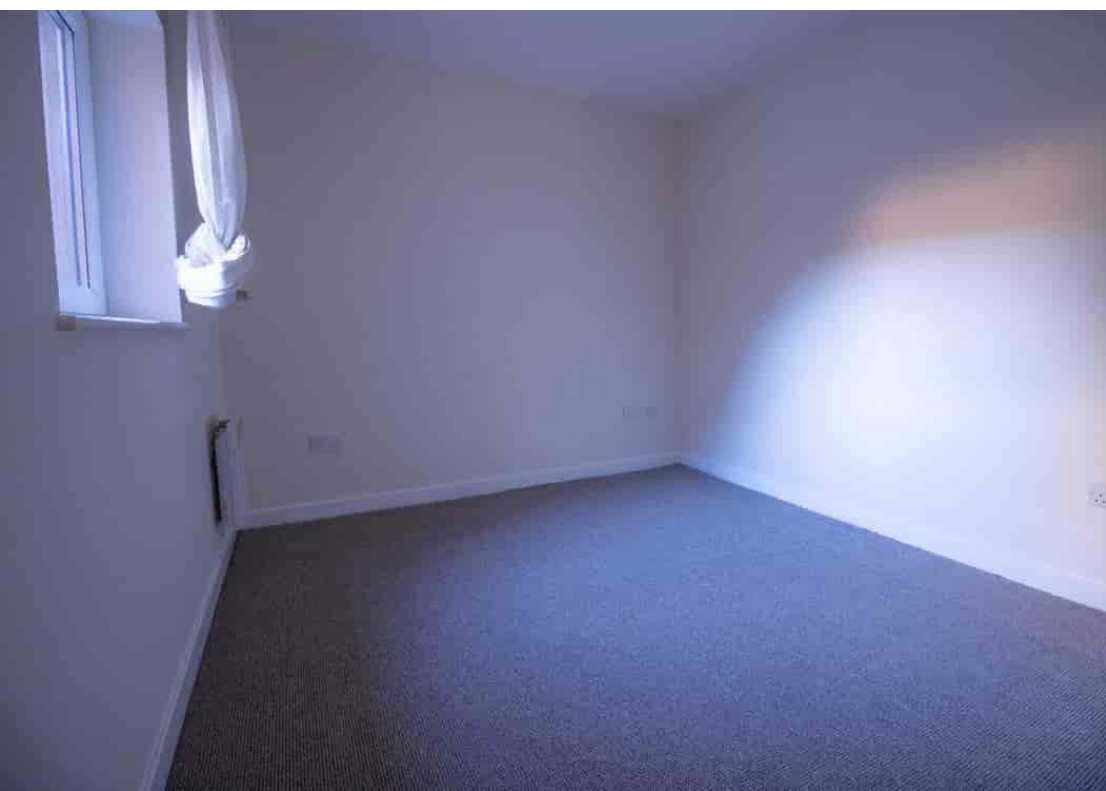
### DETAILED ACCOMMODATION

#### ON THE GROUND FLOOR:

Communal entrance to:

#### COMMUNAL ENTRANCE HALLWAY

With staircase or lift access to all floors.





Push bar to open

## **ON THE FIRST FLOOR:**

STAIRCASE AND LANDING with private front entrance door to Apartment No. 36 providing access to:

### **ENTRANCE HALLWAY**

With wall-mounted electric storage heater, recessed halogen ceiling spotlighting, ceiling mounted fire alarm and wall-mounted electric fuse board.

### **LOUNGE\ DINING ROOM**

20'2 x 16'0 Wall-mounted electric storage heater, t.v. point, wall-mounted door intercom system, built-in store cupboard with plumbing for washing machine, water meter, t.v. aerial point, recessed halogen ceiling spotlighting and two UPVC double glazed French doors to rear affording views over river and giving access to a BALCONY AREA with steel safety balustrade, decking and outside lighting. The lounge has open access to:

### **BALCONY AREA**

### **RIVERSIDE VIEW**

## **KITCHEN**

10'4 x 9'11

With matching range of base and wall-mounted cupboard and drawer storage units with grey rolled edge work surfaces incorporating stainless steel circular sink and drainer with hot and cold mixer tap, tiled splashbacks and integrated appliances including built-under single electric oven with 'Smeg' four-ring hob, stainless steel splashback and stainless steel chimney style extractor over. Also with tiled floor, recessed halogen ceiling spotlighting and UPVC double glazed window to rear.

### **MASTER BEDROOM SUITE**

Comprising:

#### **BEDROOM 1**

11'2 x 11'3

With UPVC double glazed window to rear elevation, wall-mounted electric storage heater, built-in wardrobe and t.v. and telephone points. Door to:

### **EN-SUITE SHOWER ROOM**

With three piece suite comprising pedestal wash hand basin with hot and cold mixer tap and tiled splashback, low level w.c. and corner shower cubicle with mixer shower over, glazed shower door and screen. Also with tiled floor, chrome heated towel rail, electric shaver point, recessed halogen ceiling spotlighting, ceiling mounted extractor fan and UPVC double obscure glazed window to rear.

## **BEDROOM 2**

9'8 x 15'11 max.

With UPVC double glazed window to side aspect, wall-mounted electric storage heater, ceiling light fitting and double fitted wardrobe.

### **PRINCIPAL BATHROOM**

5'9 x 7'8

With three-piece white suite comprising tiled bath with mixer shower over, tiled surrounds and glazed shower screen, pedestal wash hand basin with hot and cold mixer tap with tiled splashback and low level w.c. Also with tiled floor, chrome heated towel rail, electric shaver point and wall-mounted extractor fan.

### **OUTSIDE:**

The apartment building benefits from a communal car park with access via electrically operated security gates. Apartment 36 has one allocated parking space.

### **SERVICES:**

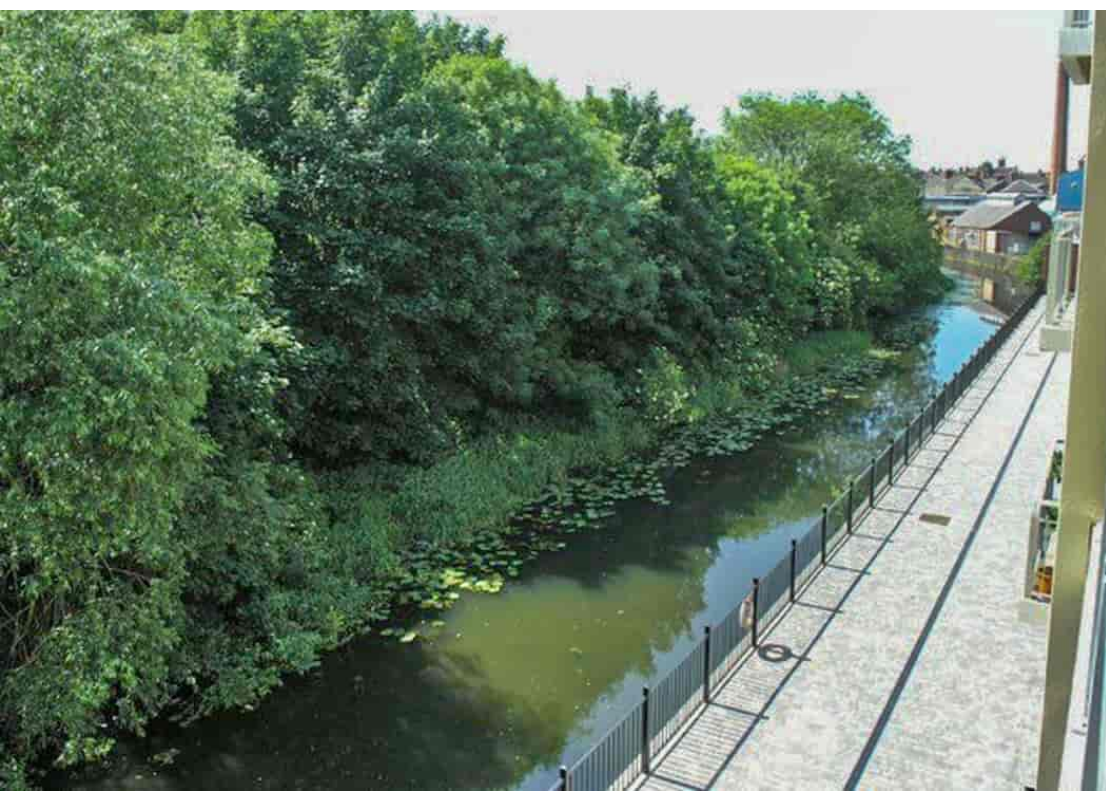
All mains services, with the exception of gas, are understood to be available. Central heating is via electric wall-mounted heaters, hot water is provided from an electric immersion heater and ample electric power points are fitted throughout the property which is double glazed with UPVC units and benefits from a wall-mounted door intercom system.

### **FIXTURES AND FITTINGS:**

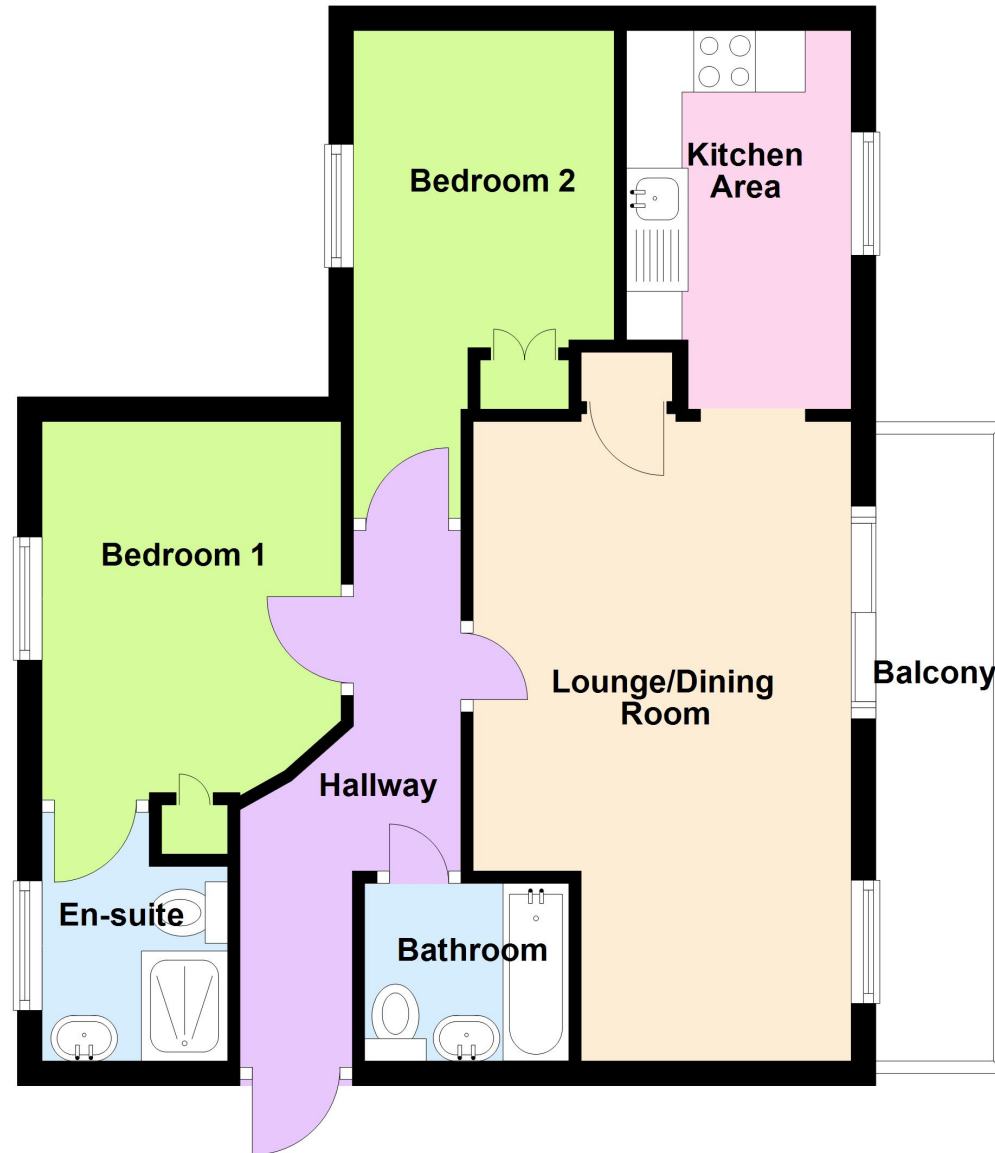
All fixtures and fittings mentioned in the sales particulars are included in the sale.

### **TENURE:**

We are advised that the flat is held Leasehold with a term of 125 years as from 1st January,



# 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

