



Flat 6, 11 Stibbe Lofts, Newarke Street, Leicester LE15SN

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& YORK



Property at a glance:

- City Centre Apartment
- Spacious Open Plan Living Area
- Secure Allocated Parking
- No Onward Chain
- Double Bedroom & 4 Piece Bathroom
- Walking Distance LRI, DMU & City Centre
- Light & Airy Accommodation Throughout

Asking Price £110,000 Leasehold



Spacious open plan first floor City Centre apartment being sold with no onward chain. Benefitting from secure parking and high ceilings and windows providing light and airy accommodation throughout, this stylish apartment is ideally located within walking distance of DMU, Leicester University, the extensive range of cafes, restaurants and shops of the city centre and the main Leicester Railway station. The centrally heated and double glazed accommodation briefly comprises secure entrance with access to allocated secure parking and apartment via lifts and stairs, large open plan living area incorporating nicely fitted kitchen and good sized sitting/dining area, double bedroom and four piece bathroom and an internal viewing is highly recommended.

DETAILED ACCOMMODATION

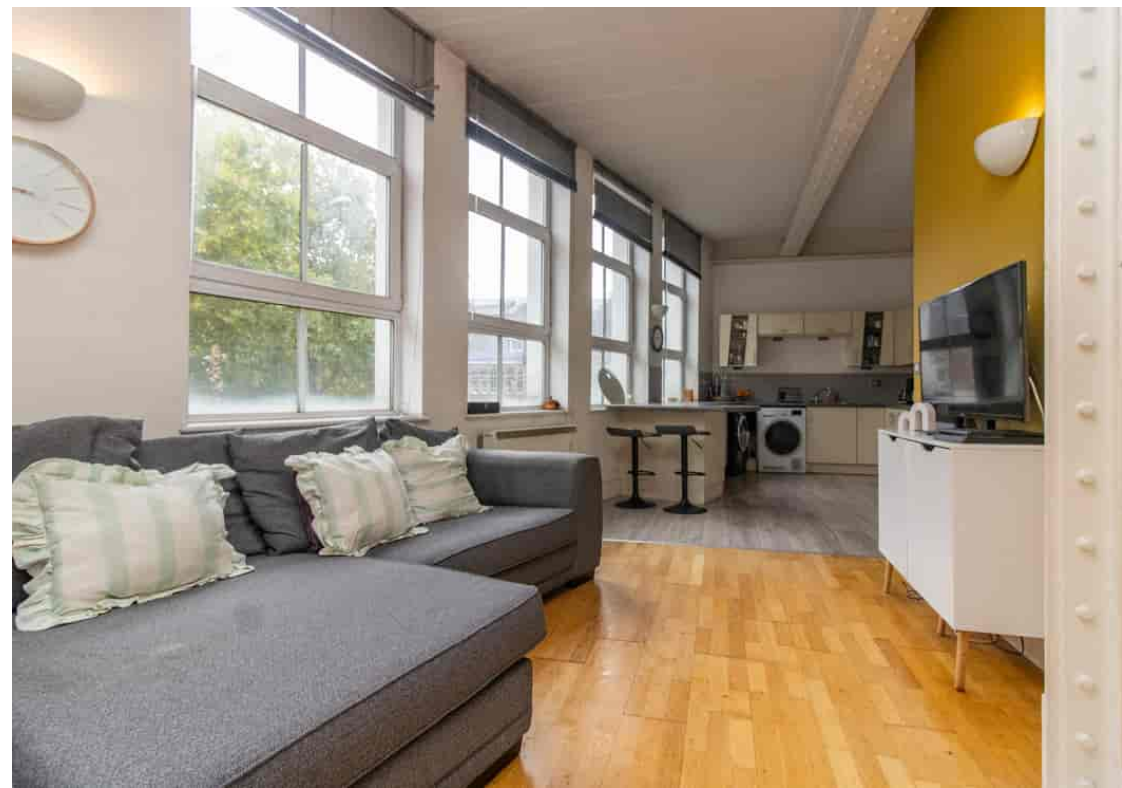
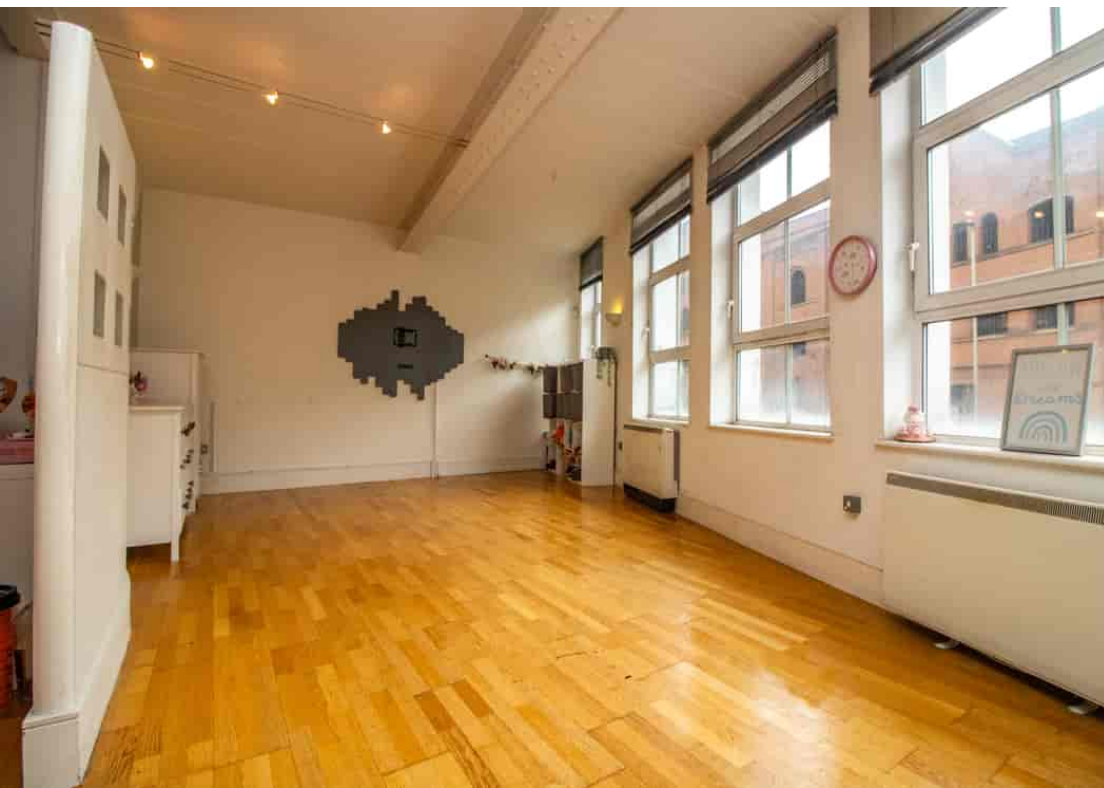
COMMUNAL ENTRANCE

Providing access to secure allocated parking and stairs and lift leading to Apartments.



OPEN PLAN LIVING AREA

46' 11" x 18' 1" max (14.30m x 5.51m) Feature spacious area with high ceilings and original steelwork, electric heaters, tall sealed double glazed windows providing an abundance of natural light, nicely fitted kitchen area comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, display glazed cabinets, tiled splash backs, breakfast bar, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, fridge/freezer space, plumbing for washing machine. Archway leading to,





BEDROOM

11' 10" x 9' 6" (3.61m x 2.90m) Electric heater

BATHROOM

Four piece suite comprising walk in tiled shower cubicle, paneled bath, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail, airing cupboard.

SERVICES

All mains services, with the exception of gas, are understood to be available. Central heating is provided by wall-mounted electric heaters and electric power points are fitted throughout the property which is double glazed and benefits from a door entry intercom system.

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

ANTI-MONEY LAUNDERING

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 upfront cost of this of £79.99 plus VAT for these checks.

TENURE

Leasehold

Service Charge - £159 per month

Building Insurance - £35 per month

Reserve Fund for any repairs to the building - £89 per month (this is reviewed yearly by the freeholders).

COUNCIL TAX BAND

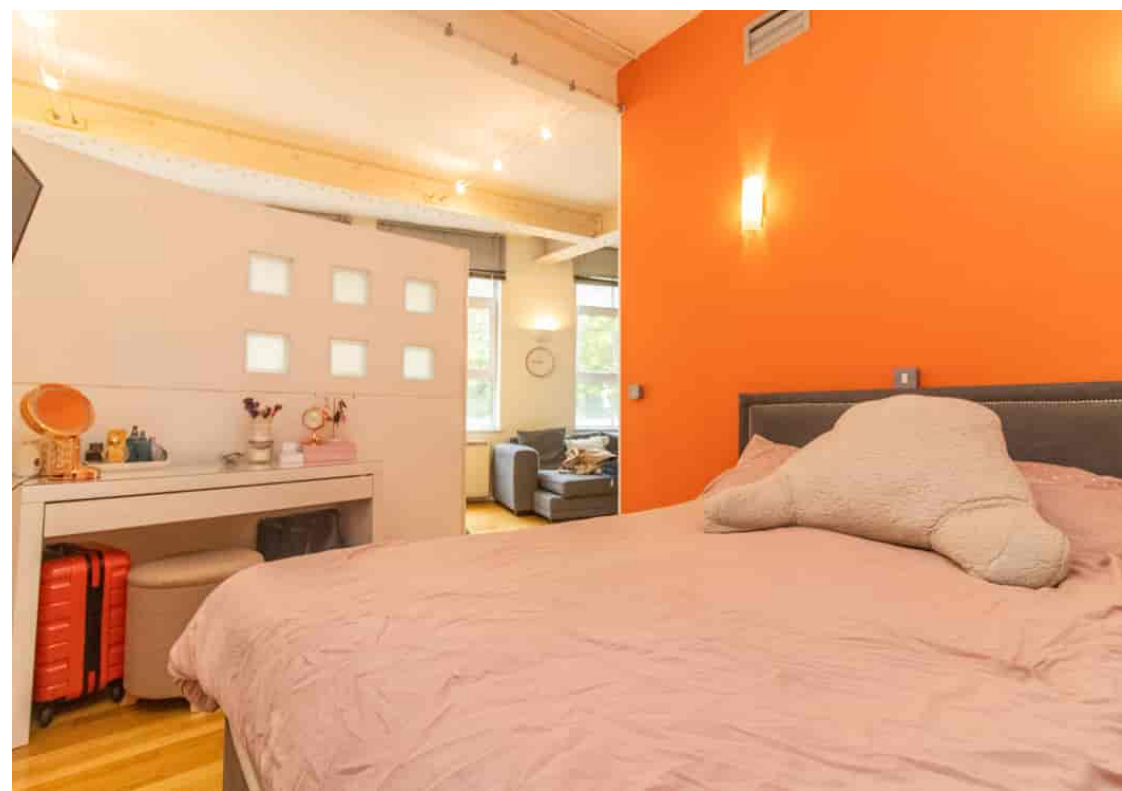
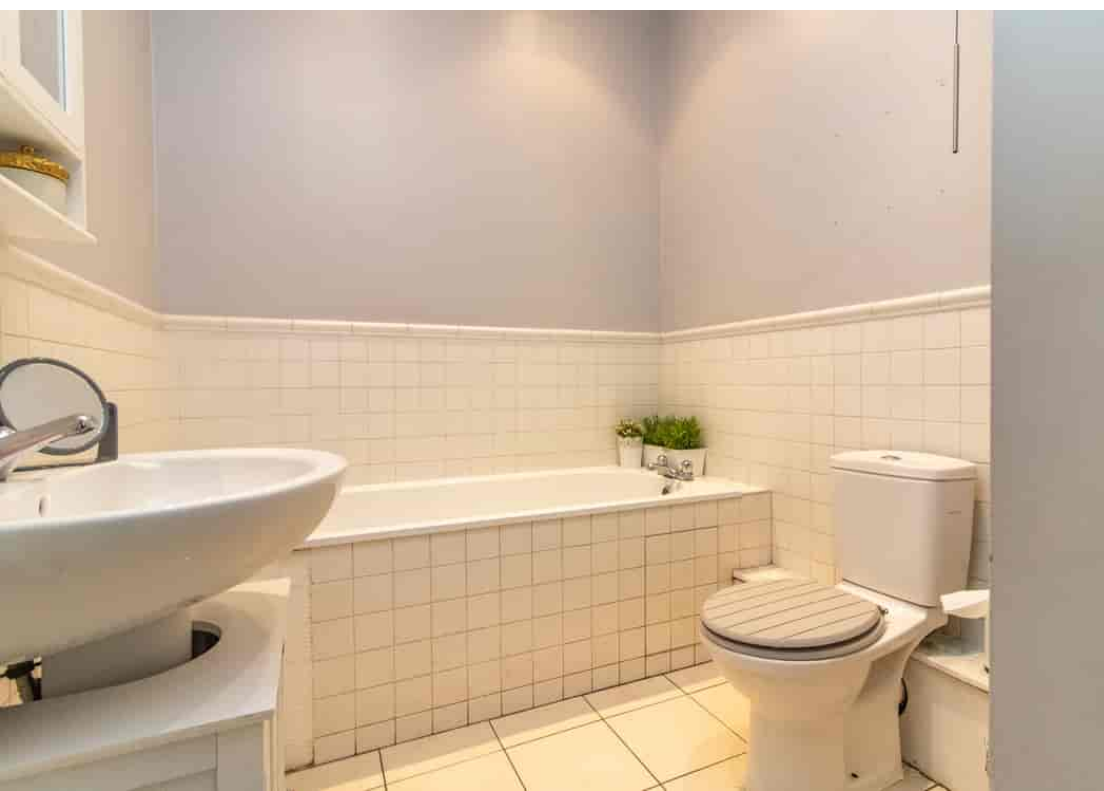
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EPC RATING

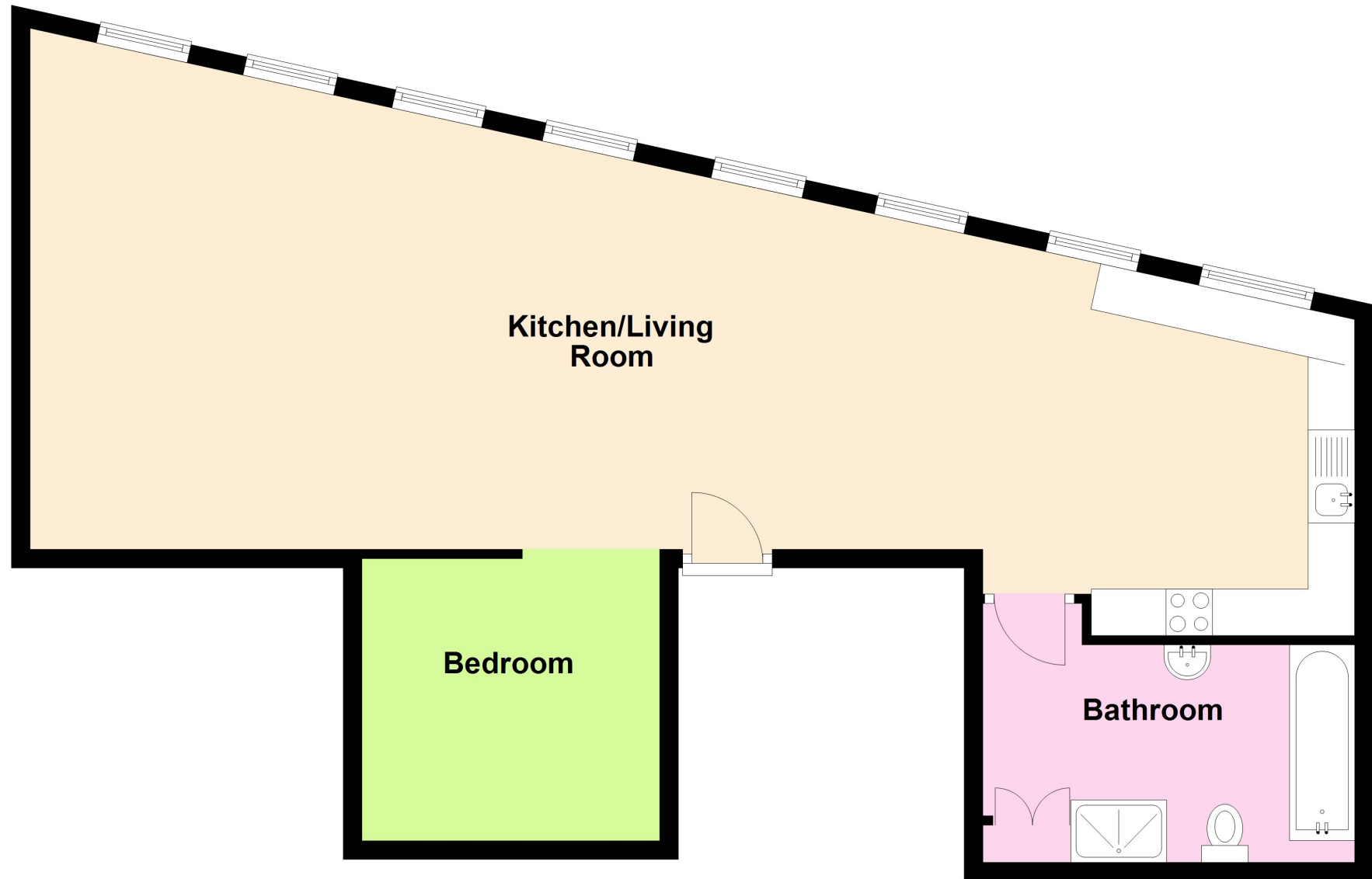
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IMPORTANT INFORMATION

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.



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

