



Apartment 12, 57 The Squirrel Building

Colton Street, Leicester LE11QA

MOORE
& YORK



Property at a glance:

- En-Suite & Bathroom
- Open Plan Kitchen/Living Area
- Popular City Centre Conversion
- Kitchen with Integrated Appliances
- Two Double Bedroom Apartment
- Situated Within Historic Cultural Centre
- Walking Distance City Centre, Train station and DMU
- No Upward Chain
- Ideal First Time & Investment Buy.

£125,000 Leasehold



Two double bedroom apartment situated in the popular city centre converted Squirrel Building which stands in the St Georges Professional and Cultural Quarter which is within walking distance of an excellent range of leisure and shopping facilities and the main Leicester Railway station. The conversion benefits from a secure communal entrance and the well planned electrically heated and double glazed accommodation briefly comprises entrance hall, open plan living area incorporating fitted kitchen with integrated appliances, bedroom with en-suite, further double bedroom and bathroom. The apartment is being sold with no upward chain and would ideally suit the first time and investment buyer alike.

DETAILED ACCOMMODATION

Secure access to communal hall with stairwell and lift leading to apartment.

ENTRANCE HALL

Electric heater, boiler cupboard.

OPEN PLAN LIVING AREA

LOUNGE AREA

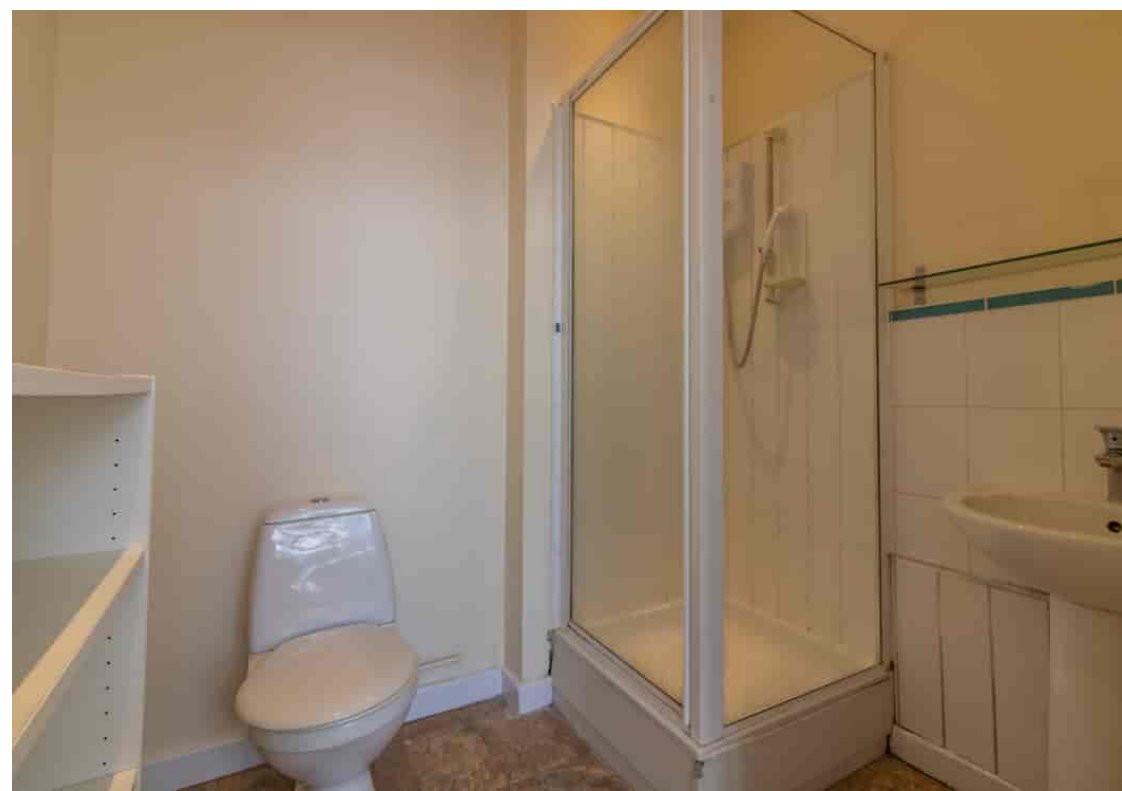
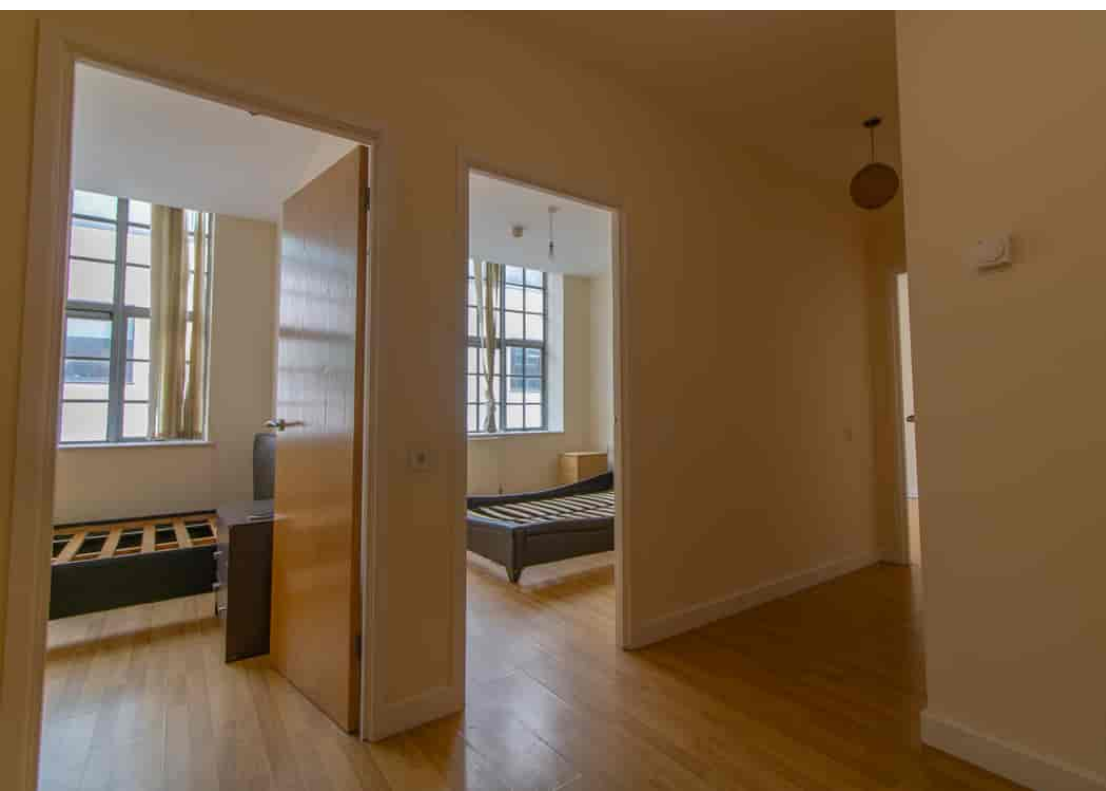
14' 3" x 11' 9" (4.34m x 3.58m) Sealed double glazed window, electric heater, TV point.

KITCHEN AREA

10' 10" x 6' 0" (3.30m x 1.83m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece hob with extractor fan over set in matching hood, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled splash backs.

BEDROOM 1

12' 0" x 10' 5" (3.66m x 3.17m) Sealed double glazed window, electric heater.





EN-SUITE SHOWER ROOM

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

BEDROOM 2

11' 0" x 10' 7" (3.35m x 3.23m) Sealed double glazed window, electric heater.

BATHROOM

9' 1" x 7' 2" (2.77m x 2.18m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail.

SERVICES

All mains services apart from gas are understood to be available. Central heating and hot water for domestic purposes is supplied from a electric system and ample power points are fitted throughout the property which is double glazed with sealed units and benefits from a door entry 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 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 £1596 per annum. Ground Rent £135.59 per annum

COUNCIL TAX BAND

Leicester A

EPC RATING

C

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.

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.

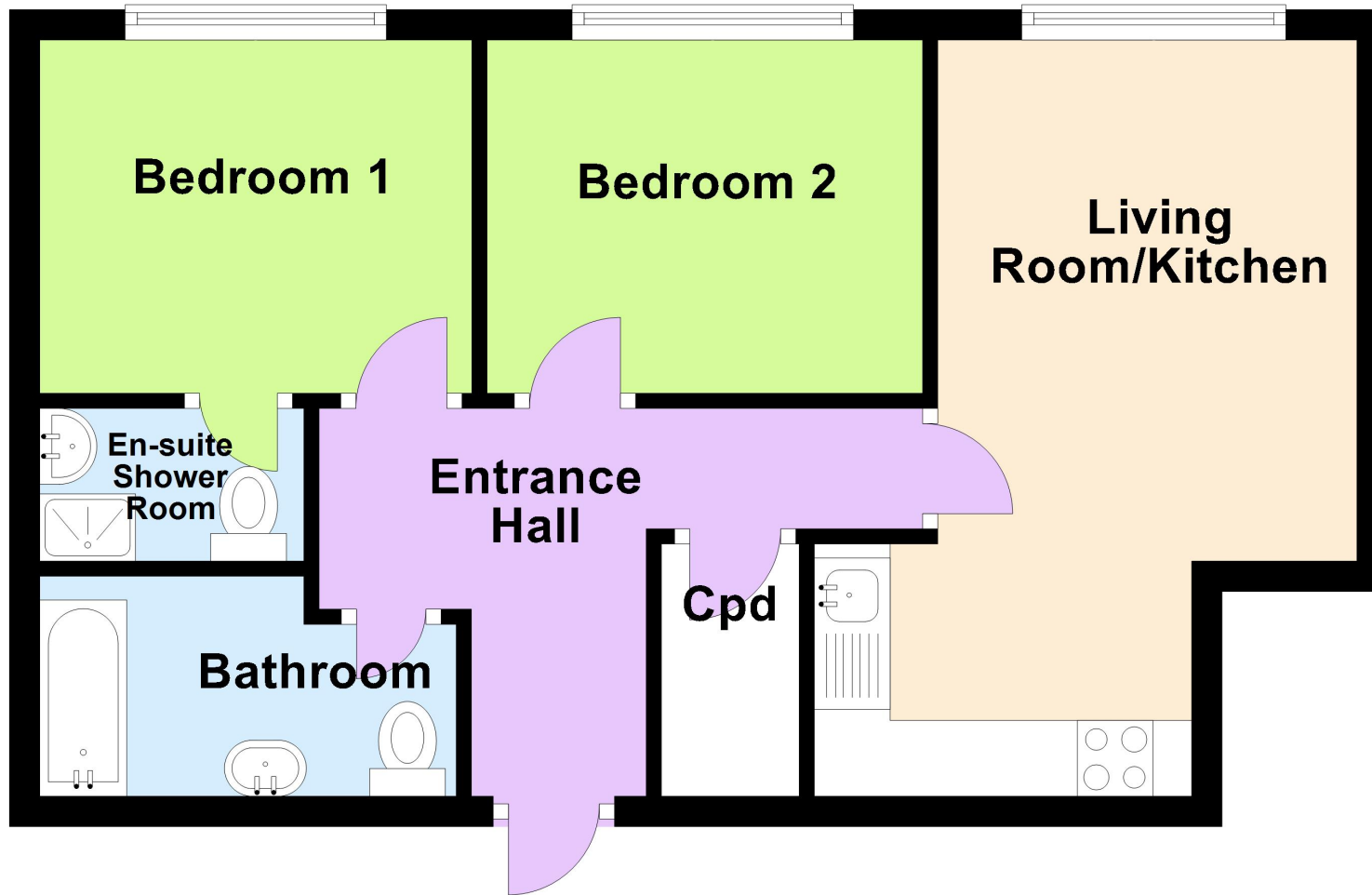
Property Information Questionnaire

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 with the relevant office if you would like to view a copy.



Ground Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



Total area: approx. 41.6 sq. metres (448.3 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

