



93a Princess Road East, Leicester LE17DW

MOORE
& YORK



Property at a glance:

- Spacious Apartment
- Two Bedrooms
- En-Suite & Family Shower Room
- Gas Heating
- Secure Allocated Parking
- Attractive Period Building
- Overlooking DeMontfort Square
- Walking Distance City Centre
- Viewing Essential

£215,000 Leasehold



A spacious, well presented, first floor apartment within an attractive Period building, appointed to a high specification throughout, with views overlooking De Montfort Square and a Georgian quadrangle to front, with designated parking within a secure gated courtyard to rear. The gas centrally heated, part double glazed accommodation includes a split-level entrance hall, a well proportioned lounge with beautiful sash windows affording lovely views over De Montfort Square, a fitted dining kitchen, two good bedrooms (master with en-suite bathroom), a separate family shower room and separate utility/store, all situated in one of the City centre's most desirable locations just off the New Walk Promenade. The apartment building is situated approximately half a mile from the City centre with a most attractive approach via the tree lined New Walk pedestrianised area and the property is ideally suited to a young professional couple seeking an attractive apartment with excellent access to facilities.

DETAILED ACCOMMODATION

COMMUNAL ENTRANCE

Serving two flats (Nos. 93A and 93B), with ceramic tiled floor, ceiling mounted smoke alarm and light fittings, multi-pane sash window and attractive return staircase giving access to:

FIRST FLOOR

COMMUNAL LANDING with ceiling mounted smoke alarm and light fittings and which has the private part glazed entrance door to No. 93A off giving access to:

ENTRANCE HALL

Walk in cupboard with laminate wood effect flooring, plumbing for automatic washing machine, fitted coat pegs, wall-mounted fuse box, ceiling light fitting and 'Baxi' wall-mounted gas fired central heating boiler also supplying domestic hot water.

SPLIT LEVEL INNER HALLWAY

With central heating radiator, part laminate wood effect\part carpeted flooring, two ceiling mounted light fittings, smoke alarm and CCC entry telephone.





LOUNGE

15' 0" x 13' 2" (4.57m x 4.01m) With twin picture windows affording a lovely view of De Montfort Square, two central heating radiators, TV and telephone points, ceiling mounted light fitting and feature 'Adam' style fireplace with inset electric fire.

KITCHEN /DINING ROOM

13' 6" x 7' 8" (4.11m x 2.34m) With units and equipment including one-and-a-half bowl stainless steel sink and drainer unit with hot and cold mixer tap inset to U-shaped rolled edge worktop with range of drawers and cupboards under, tiled splashbacks and sealed unit double glazed picture window over. Integrated appliances including 'NEFF' dishwasher, fridge\freezer and 'NEFF' split-level cooker comprising oven and four-plate gas hob with three-speed cooker hood over inset to a range of fitted wall cupboards. Also with vinyl floor covering, central heating radiator, TV and telephone points., two ceiling mounted light fittings and smoke alarm.

BEDROOM 2

12' 3" x 6' 5" (3.73m x 1.96m) With sash style picture window affording lovely view of De Montfort Square, central heating radiator, ceiling light fitting and built-in double hanging and shelved wardrobe.

FAMILY SHOWER ROOM

Being half tiled with three-piece white suite comprising low level w.c., pedestal wash hand basin with hot and cold mixer tap and fully tiled shower recess with wall-mounted shower unit incorporating flexi hose to sliding track, together with glazed shower door. Also with central heating radiator, obscure glazed window, 'Xpel-air' extractor fan and ceiling light fitting.

BEDROOM 1

15' 11" x 12' 6" (4.85m x 3.81m) With central heating radiator, fitted wall shelving, sealed unit double glazed rear window, built-in double hanging and shelved wardrobe with two drawers under, ceiling light fitting and TV and telephone points. Access off to:

EN-SUITE BATHROOM

Being half tiled with three-piece white suite comprising pedestal wash hand basin with hot and cold mixer tap and mirrored cabinet over, low level w.c. and tiled panelled bath with fully tiled surround, hot and cold mixer tap incorporating shower attachment comprising flexi hose to sliding track, together with glazed shower screen. Also with ceramic tiled floor, upright heated towel rail\radiator, electric shaver point, ceiling light fitting and 'Vent-Axia' extractor.

OUTSIDE

The apartment overlooks the pretty, tree lined, De Montfort Square to front but enjoys pedestrian and vehicular access from the rear service road into a communal courtyard with secure electric gated access to a parking area within which the Apartment at No. 93A has a single designated space. Adjacent to the parking area, there are a range of communal outhouses comprising two stores and a separate bin store.

SERVICES

All mains services are understood to be connected. Central heating is gas fired and electric power points are fitted throughout the property which is partly double glazed with sealed units and benefits from a security alarm system.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

TENURE

We are advised by the vendor that the block of apartments is held Freehold by the Residents Association. Individual apartments are held on a long Lease and are subject to a Service Charge which equates to approximately £100 per calendar month and includes the Buildings Insurance. Prospective purchasers should request their own Solicitor to check and confirm these details are correct.

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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.

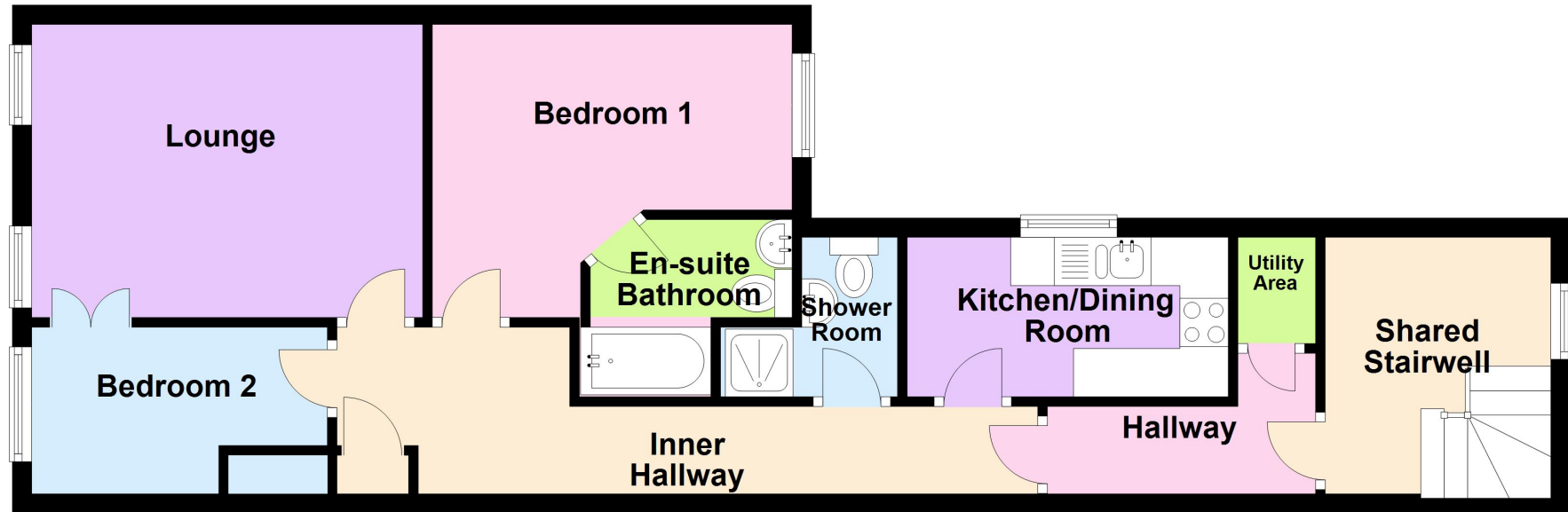
If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

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.



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

