



Apartment 13, 30 East Bond Street, Leicester LE14SX

MOORE
& YORK



Property at a glance:

- Well Designed Apartment
- Open Plan Living
- Double Bedroom Area
- No Upward Chain
- Feature Terrace Area
- Popular Location
- Viewing Essential
- Walking Distance Local Facilities

£125,000 Leasehold



Nicely designed apartment situated in the popular Arcus Building situated within walking distance of the excellent facilities of the Highcross Centre. This lovely apartment benefits from a feature sitting terrace area and is being sold with no upward chain and the well planned double glazed and centrally heated accommodation briefly comprises secure communal access with lift and stairs leading to apartment, entrance hall with fitted cupboard, open plan living space with well fitted kitchen area and partitioned double bedroom with fitted wardrobes and shower room. The property ideally suits the first time buyer and we highly recommend an internal viewing

DETAILED ACCOMMODATION

Secure access leading to;

COMMUNAL ENTRANCE

Stairs and lifts leading to Apartments and secure mail boxes

ENTRANCE HALL

Accessed via hardwood door, intercom phone, built in cupboard with plumbing for washing machine, storage cupboard, video entrance panel, wood panelled flooring.

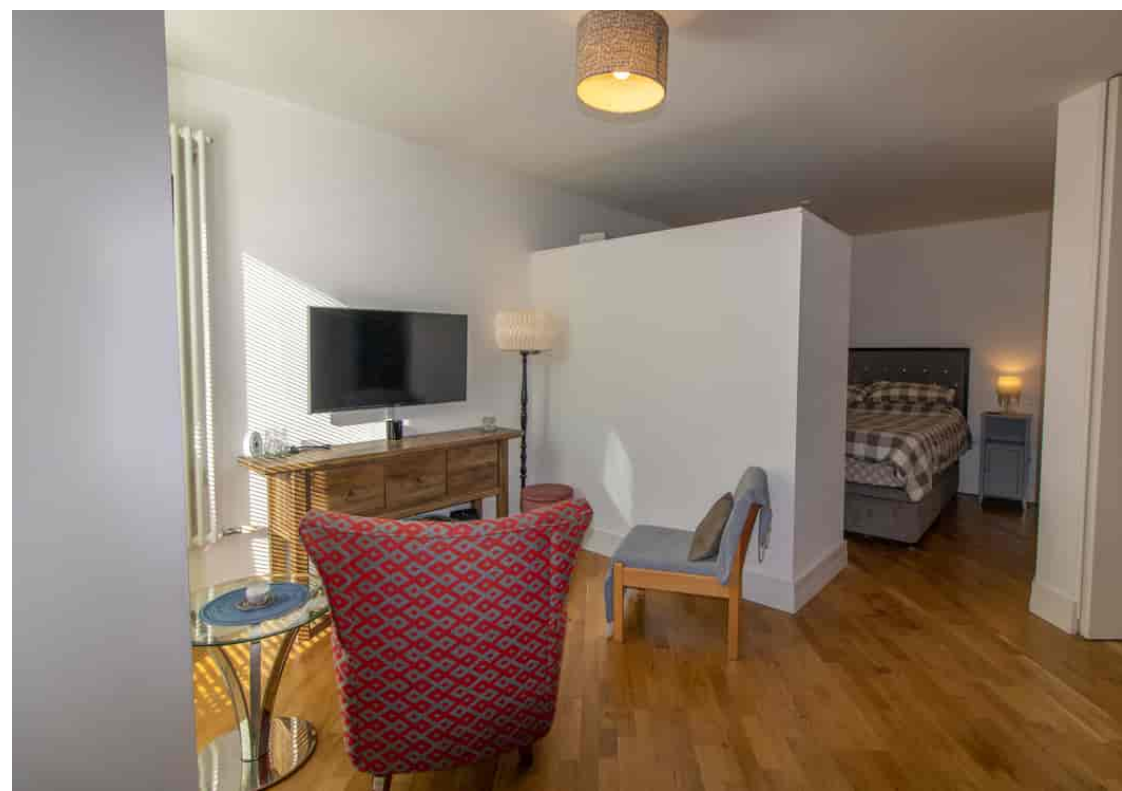
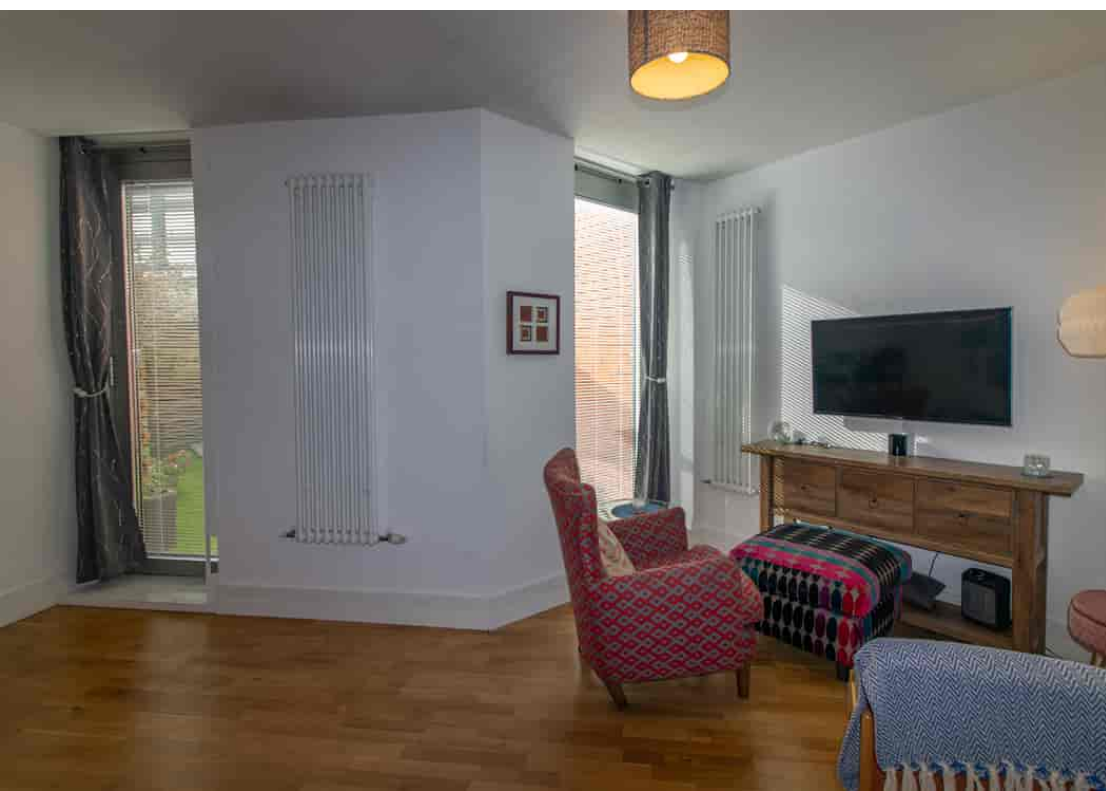
OPEN PLAN LIVING AREA

KITCHEN/LIVING AREA

17' 9" x 12' 2" (5.41m x 3.71m) Well fitted kitchen area comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob, integrated fridge and dishwasher, vertical radiator, TV point, vertical radiator, inset spotlights, wood panelled flooring, sealed double glazed picture window overlooking Terrace, TV point, sealed double french door leading to Terrace, open plan access leading to;

PARTITIONED BEDROOM AREA

9' 4" x 8' 9" (2.84m x 2.67m) Built in wardrobes, vertical radiator, wood panelled flooring





SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, Belfast style sink and low level WC, heated towel rail, fitted mirror, tiled floor, easy wipe splash back..

TERRACE

Artificial lawn sitting area enclosed by wood cladding providing ideal social area.

TENURE

Leasehold
Term 125 years from 2008
Service Charge £447 per quarter
Ground Rent £260 per annum

SERVICES

All mains services, with the exception of gas, are understood to be connected to the apartment which benefits from electric central heating and sealed unit double glazing. Domestic hot water is provided by an electric immersion heater and ample electric power points are fitted throughout the apartment.

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.

VIEWING

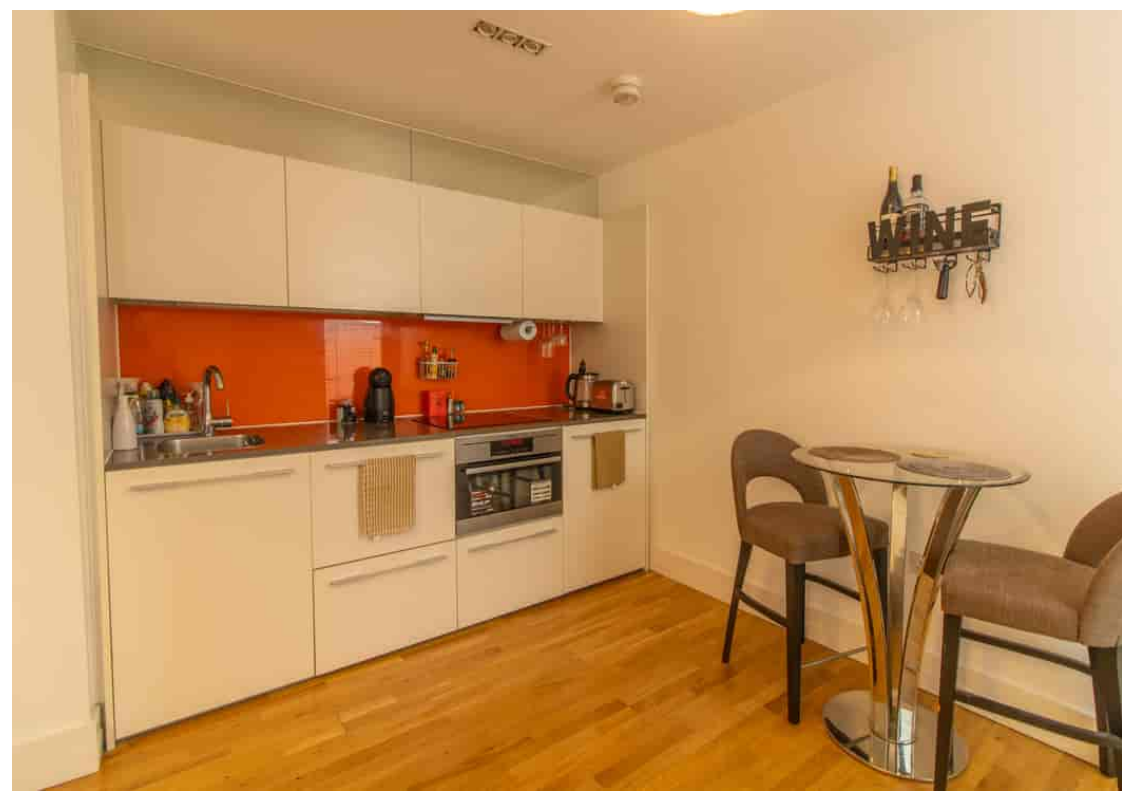
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

COUNCIL TAX BANDING

Leicester A

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. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - 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

