



168 Upper New Walk  
Leicester LE17QA

MOORE  
& YORK



## Property at a glance:

- Period villa
- Four floors of living space
- One apartment to each floor
- Potential for modernisation
- Early viewing recommended
- Close to university campus
- Victoria Park adjacent
- Sought after location
- Potential for parking to frontage
- Protected tenancy for one apartment

**£600,000 Freehold**



A substantial period dwelling and a fantastic buy to let opportunity, situated in without doubt one of the city's most highly regarded locations close to local amenities and shopping with Victoria Park and the university campus just a stones throw away. The accommodation, situated over four spacious levels with rear fire escape, includes a flat on each level - three of which are currently let (one of which is a protected tenancy) and the other recently vacant. There is huge scope for modernisation and re-configuring throughout to allow three of the four to convert from one to two-bedrooms. Viewings strictly via Moore & York.

### FRONTAGE

The frontage is planted with shrubs and trees with walling, wrought iron railings to the perimeter - it is possible that the frontage could potentially be converted to car parking for two to three vehicles (depending on size) subject to any necessary consent(s) as we understand there is a right of access across neighbouring frontages that are already converted. ACCESS is from London road via Salisbury Avenue located on the right hand side if heading southbound away from the city centre, just prior to the major junction with Granville Road.

We would advise parking in the pay and display car park across Granville Road.

### PORCH

1.35m x 1.16m (4' 5" x 3' 10") With partially glazed exterior door and internal door to:

### ENTRANCE HALL

4.45m x 1.54m (14' 7" x 5' 1") With staircase rising to the upper floors, lighting and access off to:

### GROUND FLOOR APARTMENT ONE

### HALLWAY

1.76m x 10.35m (5' 9" x 33' 11" overall) With access to the living and dining room, large double bedroom, WC, bathroom and kitchen.

### LIVING & DINING ROOM

5.54m x 5.03m (18' 2" x 16' 6" max) With half bay windows, cornicing, and impressive high ceiling. Ample space for seating and dining.

### DOUBLE BEDROOM

4.62m x 4.35m (15' 2" x 14' 3" max) With window to the rear elevation, internal high level windows.

### WC

1.44m x 1.10m (4' 9" x 3' 7") Window to the side elevation, lighting, close coupled WC.

### BATHROOM

3.53m x 2.74m (11' 7" x 9' 0") With window to the side elevation, cupboard with hot water cylinder, panelled bath and wash basin.





## KITCHEN

3.65m x 2.50m (12' 0" x 8' 2" ave) With various work surfaces and windows to side and rear plus door leading outwards and down via steps into the rear yard where there is access to a brick built single store.

## FIRST FLOOR STAIRWELL & LANDING

4.62m x 2.25m (15' 2" x 7' 5") With staircase rising and falling to the lower and upper floors, lighting and access off to:

## FIRST FLOOR APARTMENT TWO

### HALLWAY

7.35m x 2.80m (24' 1" x 9' 2" max) A split level space with the rear on the lower mezzanine level. Gives access to the living and dining room, large double bedroom, bathroom and kitchen.

### LIVING & DINING ROOM

6.67m x 4.38m (21' 11" x 14' 4" plus bay) With wide bay to the front elevation, tiled fire surround, ceiling light.

### DOUBLE BEDROOM

3.06m x 4.62m (10' 0" x 15' 2" max) With window to the rear elevation, lighting and internal windows to the hall.

### BATHROOM

2.73m x 1.46m (8' 11" x 4' 9") With three piece suite and window to the side elevation.

## KITCHEN

3.66m x 2.00m (12' 0" x 6' 7") With base units, worktops and wall mounted boiler with single radiator. Window to the side elevation, sink with drainer.

## SECOND FLOOR STAIRWELL & LANDING

2.25m x 4.98m (7' 5" x 16' 4" ave) With staircase rising and falling to the lower and upper floors, lighting and access off to:

## SECOND FLOOR APARTMENT THREE

### HALLWAY

5.67m x 2.35m (18' 7" x 7' 9" max) A split level space with the rear on the lower mezzanine level. Gives access to the living and dining room, large double bedroom, bathroom and kitchen.

### LIVING & DINING ROOM

6.67m x 4.41m (21' 11" x 14' 6" plus bay) With wide bay to the front elevation, tiled fire surround, ceiling light.

## DOUBLE BEDROOM

3.20m x 4.63m (10' 6" x 15' 2" max) With french window to the rear elevation, lighting and internal windows to the hall.

## BATHROOM

3.51m x 1.52m (11' 6" x 5' 0") With three piece suite, built in cupboard with hot water cylinder and two windows to the side elevation.

## KITCHEN

4.60m x 2.04m (15' 1" x 6' 8" max) With base units, worktops. Window to the rear elevation, sink with drainer.

## THIRD FLOOR STAIRWELL & LANDING

3.29m x 2.25m (10' 10" x 7' 5") The landing space having room for furniture with window to the rear elevation - a set of steps leads up and off to:

## THIRD FLOOR APARTMENT FOUR

### HALLWAY

3.91m x 2.14m (12' 10" x 7' 0" max) With wooden loft staircase leading via hatch to the roof space, lighting electric heater and access to the lounge, bedroom, kitchen and bathroom.

### LOUNGE

3.49m x 4.89m (11' 5" x 16' 1" max) Windows to the front elevation, lighting and power points.

### DOUBLE BEDROOM

3.39m x 3.06m (11' 1" x 10' 0") Window to the front elevation, lighting and power points.

## KITCHEN

4.65m x 2.48m (15' 3" x 8' 2") With units and worktops, French door to the rear elevation, lighting, sink with drainer.

## BATHROOM

3.47m x 1.56m (11' 5" x 5' 1") With three piece suite, built in cupboard with hot water cylinder and window to the rear elevation.

## REARYARD

The rear yard is walled with access to a small brick built store and is given over in part to the fire escape which serves the upper floors. There is gated access via a rear service yard which also allows access to neighboring properties.

## COUNCIL TAX BAND(S)

The Apartments from ground to third floor have council tax bands of: B,A,A,A

respectively.

## EPC RATING(S)

Apartment 2 (First Floor) has an EPC rating of D - all others are in process and will be available shortly.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in 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.

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

## PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

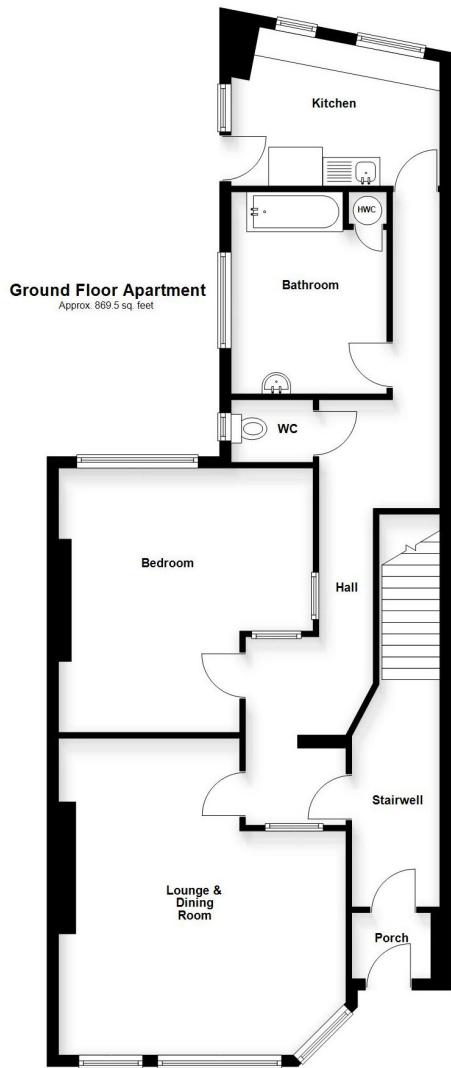
## IMPORTANT INFORMATION

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. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

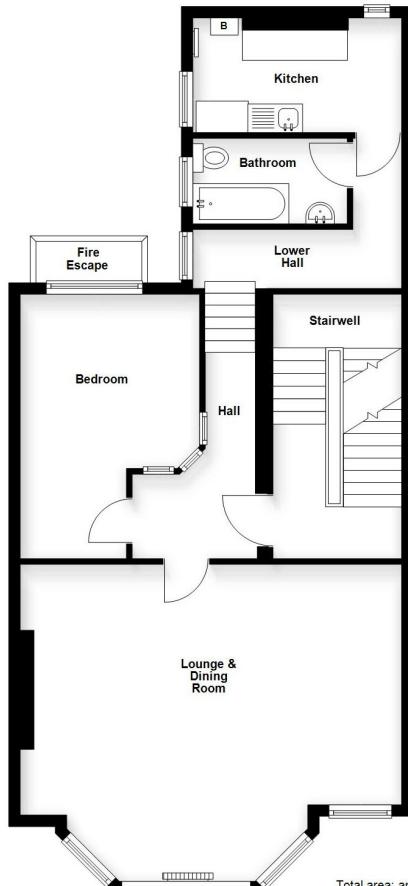
## PROPERTY INFORMATION QUESTIONNAIRE

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 if you would like to view a copy.

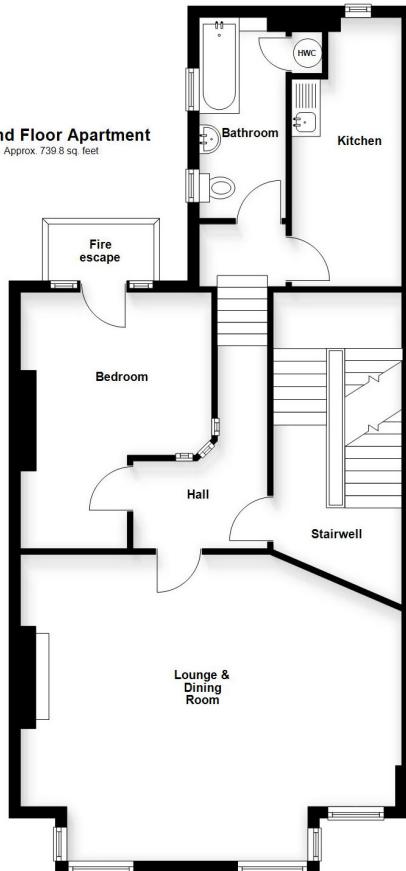




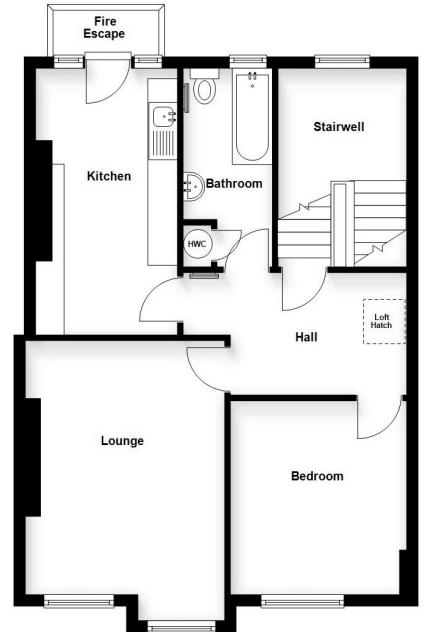
**Split Level First Floor Apartment**  
Approx. 781.2 sq. feet



**Second Floor Apartment**  
Approx. 739.8 sq. feet



**Third Floor Apartment**  
Approx. 566.8 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



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