



Apartment 22, 3 Colton Square, Leicester LE1 1QH

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MOORE  
& YORK



### Property at a glance:

- Investment Opportunity
- City Centre Apartment
- Walking Distance Local Facilities & Train Station
- Rental Income £8100 pa
- Open Plan Kitchen/Living Area
- Double Bedroom

Guide Price £115,000 Leasehold



Representing an ideal investment opportunity this first floor one bedroom apartment is situated close to the railway station and within walking distance of the city centre with an array of shopping and leisure amenities. The apartment is being sold with no upward chain and the recently redecorated well planned accommodation briefly comprises secure communal entrance with lift and stairwell leading to the apartment which then comprises entrance hall, open plan living area with fitted kitchen area with integrated appliances, double bedroom and bathroom. The apartment is rented out with a annual income of £8100.

#### DETAILED ACCOMMODATION

Secure access leading to;

#### COMMUNAL ENTRANCE

Stairs and lifts leading to apartments.

#### ENTRANCE HALL

Slimline heater, intercom phone, utility cupboard with plumbing for washing machine.

#### KITCHEN/LIVING ROOM

17' 6" x 10' 10" (5.33m x 3.30m) Slimline heater, sealed double glazed french door to Juliet balcony, TV point, kitchen area 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 ceramic hob, integrated fridge/freezer and dishwasher, tiled splash backs.

#### BEDROOM 1

12' 10" x 9' 1" (3.91m x 2.77m) Slimline heater, built in wardrobes.



## BATHROOM

6' 6" x 4' 10" (1.98m x 1.47m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs.

## VIEWING

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

## SERVICES

All main services apart from gas are understood to be available. Central heating is electric, electric power points are fitted throughout the property.

## 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 111 years remaining  
Service Charge £1221 pa

## COUNCIL TAX BAND

Leicester A

## FLOOR PLANS

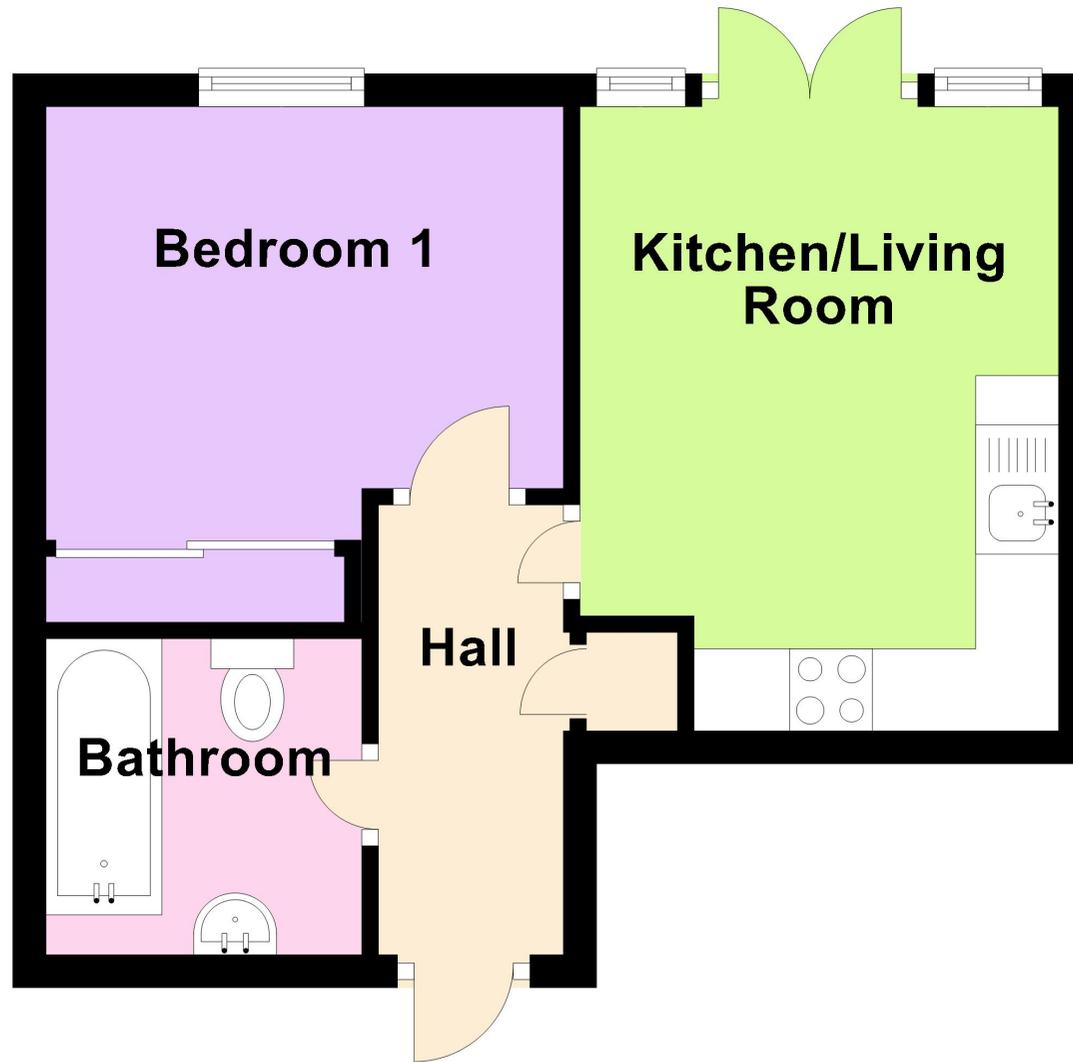
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.



# 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

