



Flat 2, 14 King Street, Leicester LE16RJ

MOORE
& YORK



Property at a glance:

- Second Floor Apartment
- Double Bedroom
- Spacious Open Plan Living Area
- Exposed Beams Throughout
- No Upward Chain
- Fitted Kitchen
- City Centre Location
- Popular Location

£127,500 Leasehold



Nicely proportioned and positioned second floor one double bedroom flat forming part of the established building situated overlooking New Walk within walking distance of the Leicester Museum, open green sitting areas, the Leicester railway station and the extensive range of shopping and leisure facilities of the Leicester City Centre. The well planned centrally heated accommodation briefly comprises secure communal entrance leading to stairwell, entrance hall, inner hallway, spacious lounge/dining room with exposed feature beams and open plan aspect to fitted kitchen, double bedroom with exposed beams and bathroom. The property is being sold with no upward chain and we highly recommend a early viewing

DETAILED ACCOMMODATION

Hardwood door secure entrance leading to communal hall with stairs leading to Flat.

ENTRANCE HALL

Hardwood door leading to;

LOUNGE/DINING ROOM

21' 6" x 11' 0" (6.55m x 3.35m) Radiators, secondary glazed sash windows, TV point, exposed beams open plan aspect to;



KITCHEN AREA

11' 6" x 6' 0" (3.51m x 1.83m) Comprising stainless steel sink unit with mixer tap over, base units with work surfaces over incorporating drainer, drawers and cupboards under, wall mounted level cupboards, concealed work surface lighting, built in cooker and four piece gas hon with extractor fan over set in matching hood, plumbing for washing machine, concealed central heating boiler, tiled splash backs, tiled flooring.

BEDROOM 1

14' 0" x 9' 3" (4.27m x 2.82m) Radiator, secondary glazed sash windows, TV point, exposed beams.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, tiled throughout, tiled floor.



SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property.

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
Service Charge £169 a Quarter
Length of Lease 125 years from 5th May 2015
Ground Rent: No Ground rent.

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

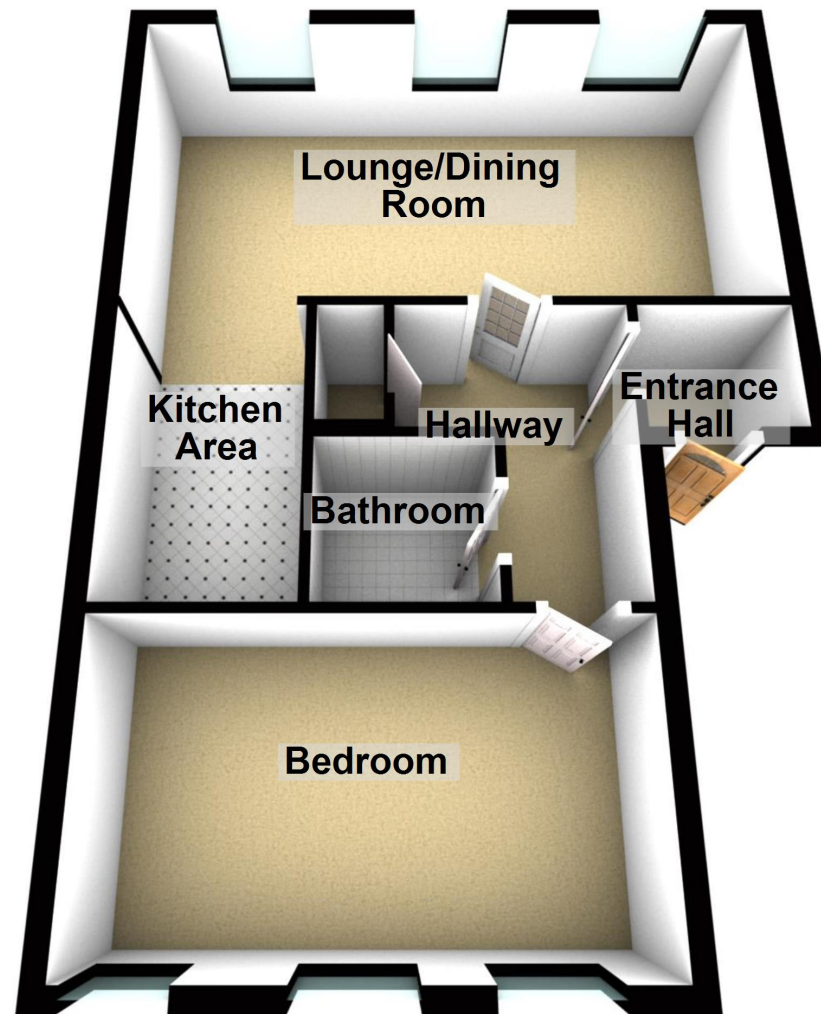
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

COUNCIL TAX BANDING

Leicester City A



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

