



Apartment 18, 8 Shires Lane, Leicester LE14AN

MOORE  
& YORK





### Property at a glance:

- Well Appointed & Presented Second Floor Apartment
- Well Designed Providing An Abundance Of Natural Light
- City Centre Location
- En Suite & Family Bathroom
- Open Plan Living Area With Well Fitted Kitchen Area
- Two Bedrooms With Access To Balconey

**£160,000 Leasehold**



Beautifully presented two bedroom city centre apartment ideally located within walking distance an excellent range shops, cafes and restaurants and within easy access of the main Leicester railway station and the Demontfort University. The apartment is being sold with no upward chain and the well planned accommodation designed to provide an abundance of natural light briefly comprises secure communal access, hallway, open plan living area with feature media unit and well fitted kitchen area, main bedroom with access to balcony and en-suite, further bedroom also with access to balcony and family bathroom.

#### DETAILED ACCOMMODATION

Secure access leading to;

#### COMMUNAL ENTRANCE

Lifts and stairs leading to accommodation.

#### ENTRANCE HALL

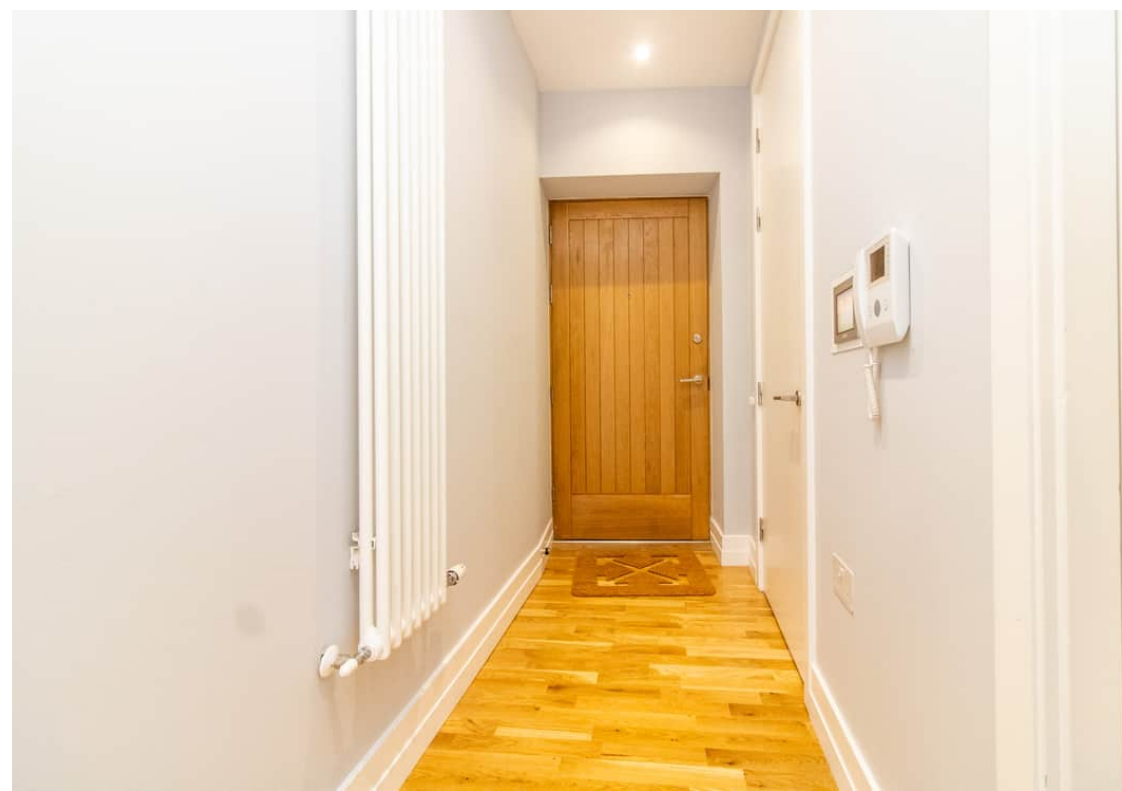
Intercom phone, built in cupboards, boiler cupboard.

#### OPEN PLAN LIVING AREA

17' 5" x 13' 6" (5.31m x 4.11m) Sealed double glazed dual aspect floor to ceiling windows, TV point, media unit with TV space, vertical radiator, kitchen area with soft close units comprising sink unit with mixer tap over, base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated fridge and dishwasher, built in oven and four piece ceramic hob.

#### BEDROOM 1

10' 4" x 10' 1" (3.15m x 3.07m) Built in wardrobe, vertical radiator, tilt and turn sealed double glazed door leading to balcony.









### EN-SUITE SHOWER ROOM

6' 6" x 5' 1" (1.98m x 1.55m) Three piece suite comprising walk in natural rainwater tiled shower cubicle, vanity sink set in bathroom cabinet incorporating WC, heated towel rail.

### BEDROOM 2

9' 7" x 9' 1" (2.92m x 2.77m) Sealed double glazed floor to ceiling window, vertical radiator, sealed double glazed door to balcony.

### BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m) Three piece suite comprising paneled bath with natural rainwater shower over, vanity sink set in bathroom cabinet incorporating WC, heated towel rail.

### VIEWING

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

### SERVICES

Central heating is electric, double glazing and 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.

### 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.















## TENURE

Leasehold 116 years remaining  
Service Charge Approx £315pcm

The leasehold charges including the ground rent and service charges have been provided to us at the point of the property being listed for sale. Please note that these can change at the time a sale is agreed so clarification of this should be sought from your legal representative as they may have changed.

## EPC RATING

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## COUNCIL TAX BAND

Leicester C

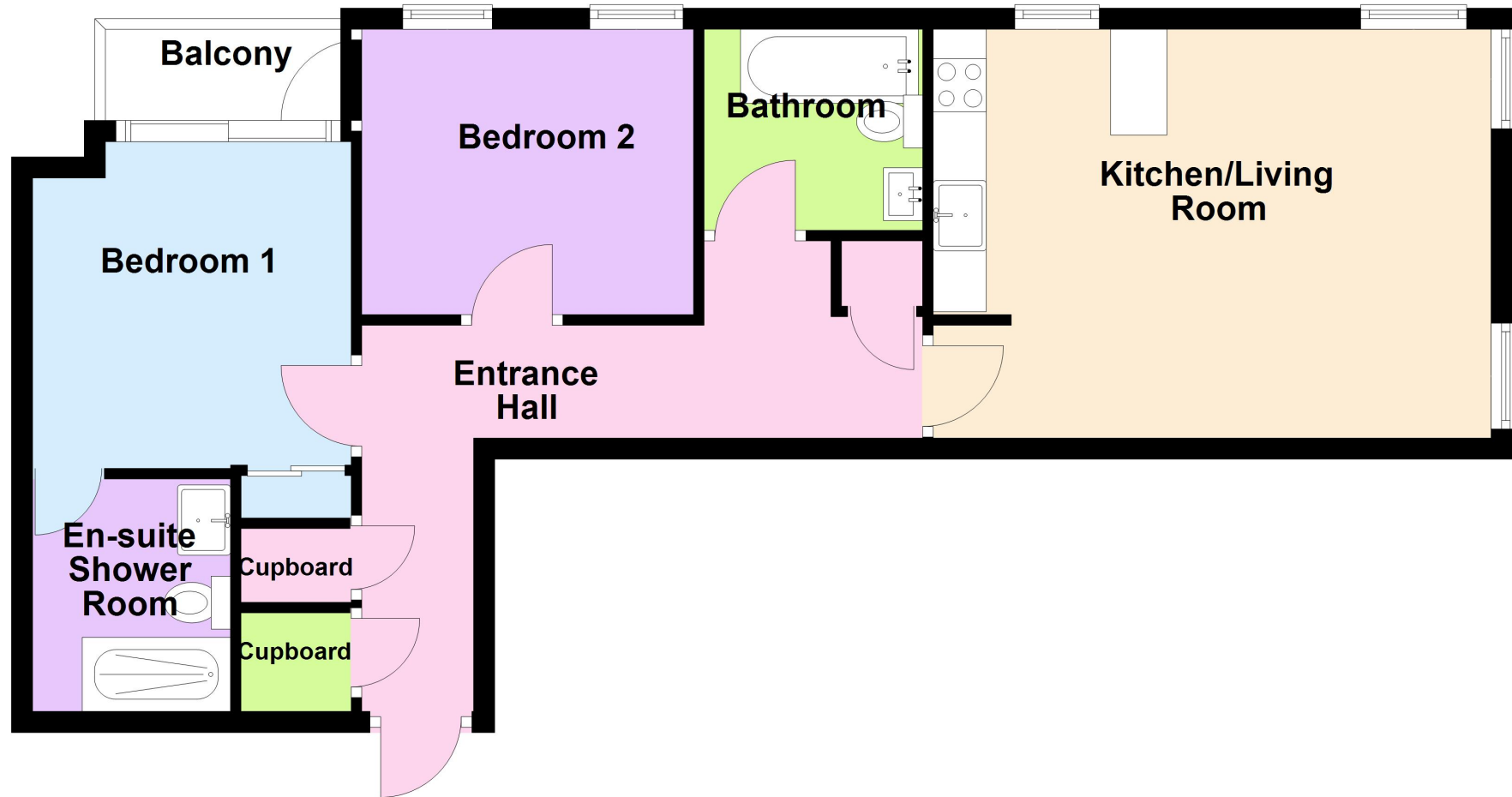
## IMPORTANT INFORMATION

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.



## 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



