



Flat 2, 11a Bradshaw House

Rutland Street, Leicester LE11RB

MOORE  
& YORK





### Property at a glance:

- Nicely Presented Apartment
- City Centre Location
- No Upward Chain
- Walking Distance Local Facilities & Train Station
- Electric Heating & Double Glazing
- Ideal first time buy or investment purchase
- View Essential

**£80,000 Leasehold**



Nicely presented one bedroom city centre apartment within walking distance of the excellent range of shops, cafes and restaurants, the Curve theatre and Leicester Rail Station. The apartment is being sold with no upward chain and the well planned accommodation briefly comprises secure access to communal entrance with lifts and stairs leading to apartment comprising entrance hall, open plan living room/kitchen, double bedroom and bathroom. The property benefits from electric heating and double glazing and would ideally suit the first time buyer and investment purchaser alike

#### **DETAILED ACCOMMODATION**

Secure access to communal entrance with stairs and lift providing access to apartment

#### **ENTRANCE HALL**

Intercom phone.

#### **LIVING ROOM/ KITCHEN**

23' 8" x 7' 6" (7.21m x 2.29m) Sealed double glazed tall sash window, TV point, electric radiator, open plan kitchen area comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, plumbing for washing machine.

#### **BEDROOM**

15' 1" x 7' 10" (4.60m x 2.39m) Sealed double glazed tall sash window, slimline electric heater, shelved cupboard.

#### **BATHROOM**

Three piece suite comprising panelled whirlpool bath, pedestal wash hand basin and low level WC, heated towel rail,

#### **SERVICES**

All main services apart from gas are understood to be available. Central heating is electric, electric power points are fitted throughout the property, windows are double glazed, and an alarm system is fitted.





## 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

## COUNCIL TAX BAND

Leicester City A

## FLOOR PLANS

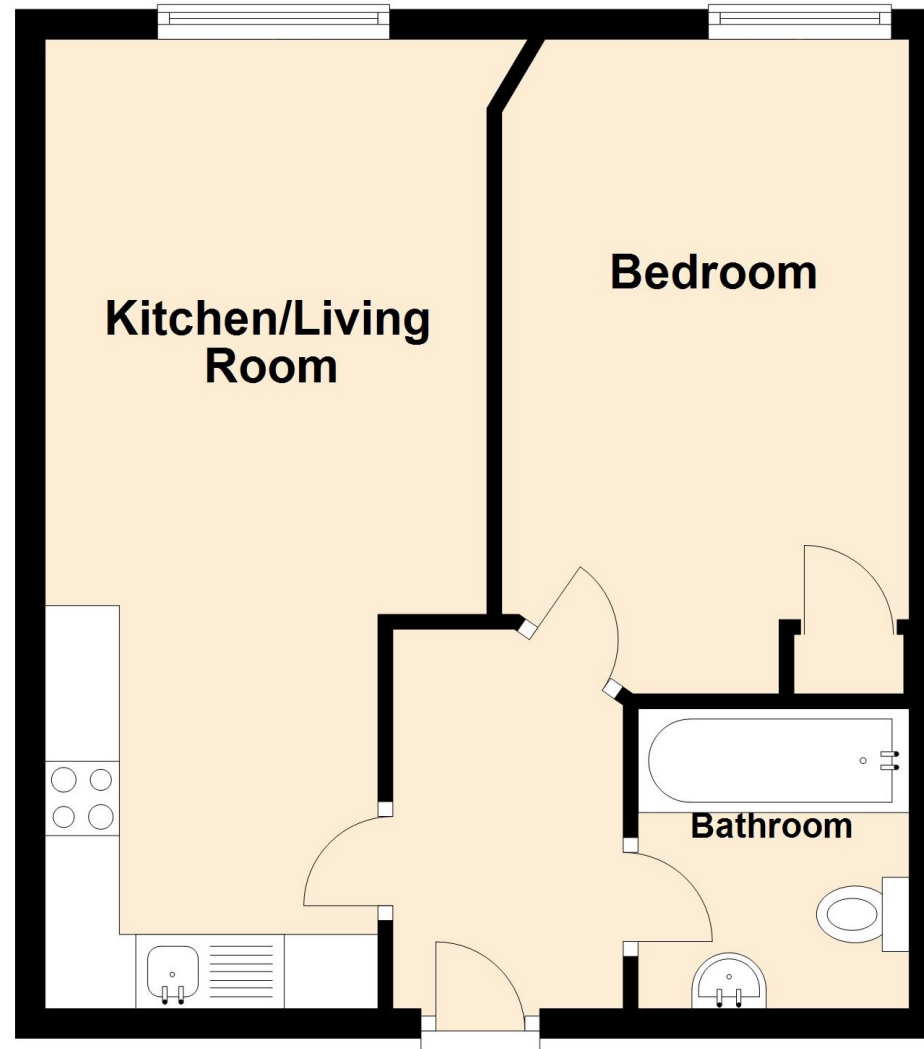
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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







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



