



Flat 5 Alexander Court, Station Road, Glenfield, Leicester LE38BU



Property at a glance:

- Well Presented First Floor Flat
- Double Bedroom
- Elec CH & Double Glazing
- No Upward Chain
- Ample Rear Parking
- Popular Location
- Close To Amenities

Guide Price £110,000 Leasehold



Nicely presented one bedroom first floor flat forming part of this purpose built block of six flats situated in the heart of the sought after town of Glenfield which offers its own community atmosphere including shopping, schooling and leisure facilities. The double glazed and electrically heated accommodation briefly comprises secure communal access with stairs, entrance hall, kitchen, lounge/dining room, double bedroom and bathroom and stands with gardens and parking to rear. The property would ideally suit the investment and first time buyer alike and we recommend a early viewing.

DETAILED ACCOMMODATION

Code secure access to communal entrance with stairs of

ENTRANCE HALL

Built in cupboard.

KITCHEN

10' 4" x 5' 10" (3.15m x 1.78m) 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, cooker space, plumbing for washing machine, UPVC sealed double glazed window, breakfast bar.

LOUNGE/DINING ROOM

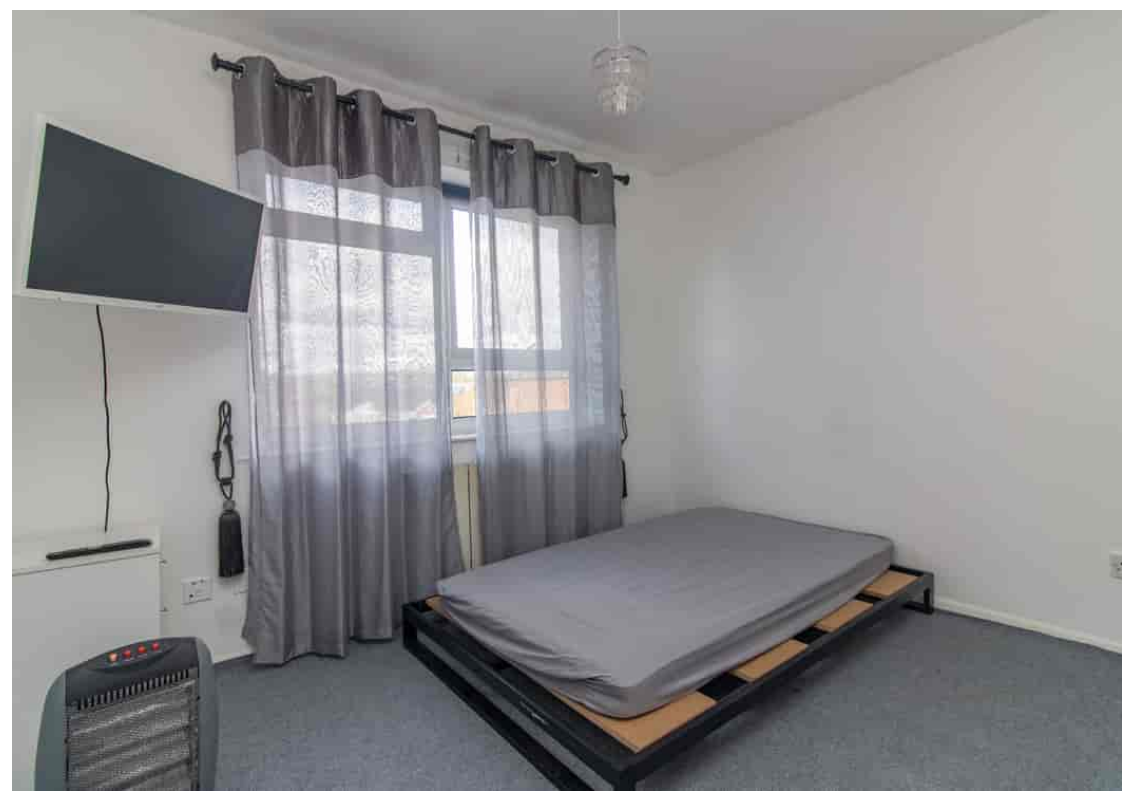
15' 11" x 11' 5" (4.85m x 3.48m) Electric r, UPVC sealed double glazed window, TV point.

INNER HALLWAY

Cupboard with hot water tank

BEDROOM

10' 4" x 9' 10" (3.15m x 3.00m) Electric radiator, UPVC sealed double glazed window.



BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout, UPVC sealed double glazed window

OUTSIDE

Rear and side parking

SERVICES

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

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 89 years remaining. No service charge any work agreed and cost shared by all six owners

EPC RATING

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COUNCIL TAX BAND

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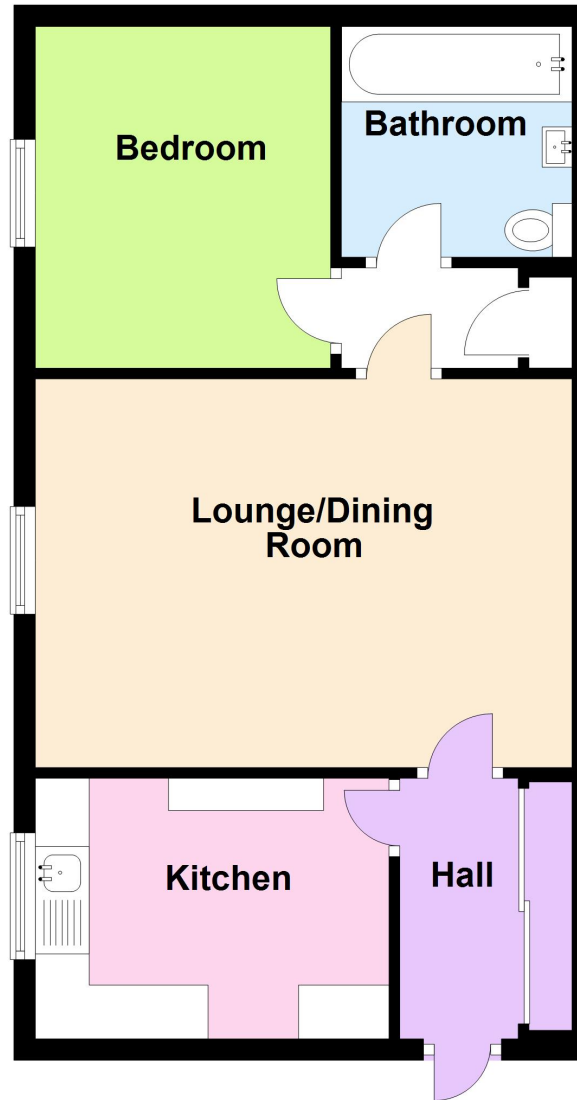
FLOOR PLANS

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

Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 46.9 sq. metres (504.8 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

