



Flat 98 Dover House, Dover Street, Leicester LE16PP

MOORE  
& YORK





### Property at a glance:

- Third Floor Flat
- Allocated Parking
- City Centre Location
- Open Plan Kitchen/Living Area
- One Double Bedroom
- Electric Heating & Double Glazing
- Walking Distance City Centre, Train station and DMU
- Ideal Investment & FTB

£85,000 Leasehold



Spacious purpose built one bedroom flat situated within walking distance of the Leicester City Centre, with its excellent range of shopping facilities and restaurants, and the Leicester Main Railway station. The flat benefits from electric heating and double glazing and the well planned accommodation briefly comprises secure communal entrance with lift and stairwell leading to flats, entrance hall, open plan kitchen/living room, double bedroom and bathroom and stands in communal gardens with allocated parking space. The flat is ideally suited for the first time and investment buyer alike and we recommend a early viewing. EWS Rating B1.

#### DETAILED ACCOMMODATION

Secure access leading to;

#### COMMUNAL ENTRANCE

Stairs and lift leading to flats.

#### ENTRANCE HALL

Intercom phone, electric heater, boiler cupboard, cloaks cupboard.

#### KITCHEN/LIVING ROOM

23' 0" x 10' 0" (7.01m x 3.05m) Kitchen area comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece hob with extractor fan over, plumbing for washing machine, tiled splash backs, open plan aspect to living area with TV point, electric heater, display fire and surround and UPVC sealed double glazed window.

#### BEDROOM 1

11' 3" x 10' 2" (3.43m x 3.10m) UPVC sealed double glazed window, electric heater, built in cupboard.

#### BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, towel heater, tiled floor, tiled throughout.





## OUTSIDE

Communal garden and secure flat only parking.

## SERVICES

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

## COUNCIL TAX BAND

Leicester A

## EPC RATING

TBC

## TENURE

Leasehold

125 years starting date 19th August 1988 89 years remaining,

Service Charge £104pcm

Ground Rent £10 Per Year

## 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

## Property Information Questionnaire

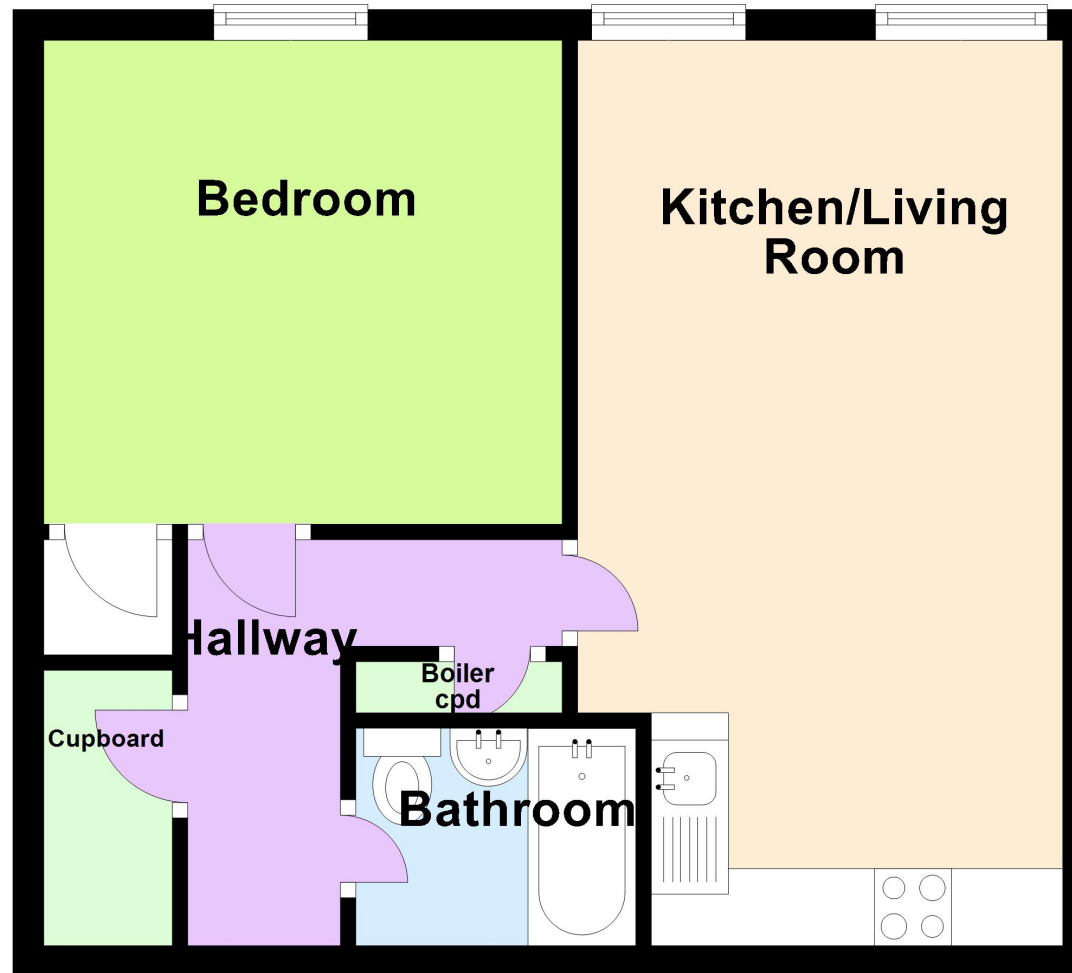
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.





# Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 38.8 sq. metres (418.1 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



