



2 Chancery House

1A Rupert Street, Leicester LE15JN

MOORE  
& YORK



### Property at a glance:

- Ground Floor Apartment
- City Centre Location
- Walking Distance Along Cobbled Streets To Historical Buildings & DMU
- Open Plan Kitchen/Living Area
- Double Bedroom
- No Upward Chain
- Ideal Investment or First Purchase

£100,000 Leasehold



Nicely presented ground floor apartment situated within walking distance of the excellent range of shopping, cafes and restaurants of the Leicester City and within easy access of DMU and the Main Leicester Railway Station. The well planned centrally heated and double glazed accommodation briefly comprises secure communal entrance, entrance hall, open plan living room with fitted kitchen, sitting and dining areas, double bedroom and shower room. The property would ideally suit the investment and first time buyer alike and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

Secure communal entrance with hardwood door leading to:

#### ENTRANCE HALL

Electric heater, cupboard housing hot water tank, intercom phone.

#### OPEN PLAN LIVING ROOM/KITCHEN

17' 2" x 14' 10" (5.23m x 4.52m) Fitted kitchen area comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hob with matching splash back, plumbing for washing machine, living/dining area with electric heater, TV point, sealed double glazed window.

#### BEDROOM

10' 3" x 9' 6" (3.12m x 2.90m) Fitted wardrobes, electric heater, sealed double glazed window.

#### SHOWER ROOM

9' 4" x 6' 6" (2.84m x 1.98m) Three piece suite comprising walk in shower cubicle, vanity sink unit and low level WC, heated towel rail.

#### OUTSIDE

There is a lockable store assigned solely to the flat in the basement to store bikes etc



## SERVICES

All mains services except gas are understood to be available. Central heating and hot water for domestic purposes is supplied from a electric system and ample power points are fitted throughout the property which is double glazed with sealed units and benefits from a secure door entry system.

## 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

## TENURE

Leasehold lease is 125 years from and including 1 January 2018  
ground rent is £275 and covers the period 1 June 2023 to 31st May 2024  
Service charge approx £170 pcm

## COUNCIL TAX BAND

Leicester City A

## EPC RATING

C

## FLOOR PLANS

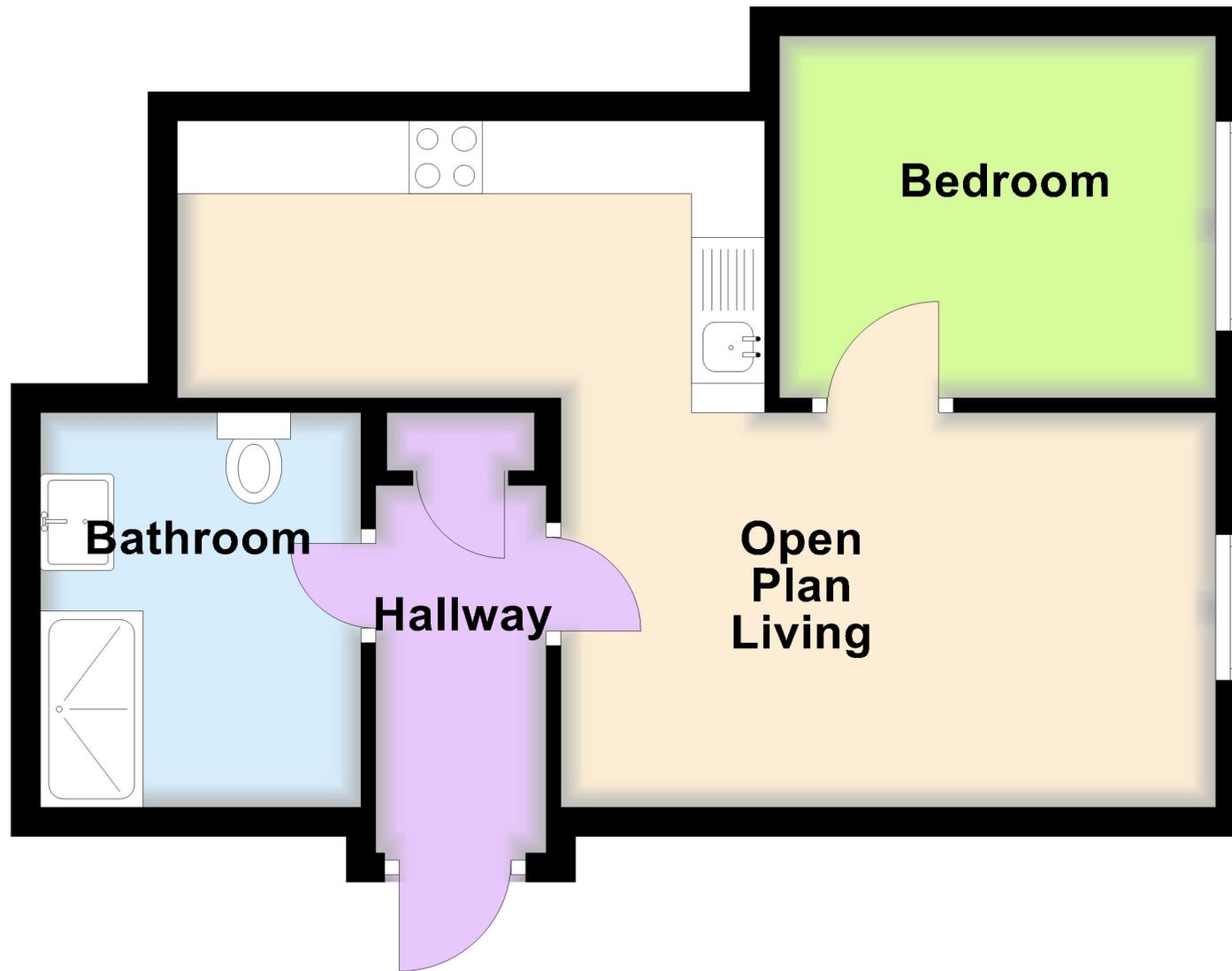
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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



# 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

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Flats 1 & 2  
1a Rupert Street