



Apartment 158, 47 Alexandra House

Rutland Street, Leicester LE11SS

MOORE
& YORK



Property at a glance:

- Top Floor Flat In Period Building
- Two Double Bedrooms
- Electric Heating & Double Glazing
- Open Plan Kitchen/Living Area
- City Centre Location
- No Upward Chain
- Walking Distance Railway Station
- View Essential
- Allocated Parking

£115,000 Leasehold



Sitting within the heart of Leicester's Cultural quarter stands Alexandra House, originally constructed to store bootlaces in 1897 and now used as residential premises within walking distance of all the facilities of the Leicester City Centre and the Main Line Railway Station on nearby London Road which serves the national route network connecting London (St. Pancras) approximately one hour twenty minutes away and to the European network through the Channel Tunnel. This lovely apartment is accessed via a secure entrance with beautiful original features leading to a central courtyard with stairwell and lifts and the accommodation briefly comprises entrance hall, open plan recently re-fitted living/kitchen area, inner hallway, two double bedrooms and recently re-fitted family bathroom. The property is being sold with no upward chain and we highly recommend a early viewing

COMMUNAL ENTRANCE

Secure double doors leading to feature communal area with beautiful original features providing access to central courtyard with stairs and lifts.

ENTRANCE HALL

Hardwood door leading to;

OPEN PLAN LIVING ROOM

LOUNGE AREA

13' 10" x 13' 9" (4.22m x 4.19m) 13' 10" x 13' 9" (4.22m x 4.19m) TV point, UPVC sealed double glazed window, slimline heater.



KITCHEN AREA

Comprising sink unit with cupboard under, matching base units with work surfaces over with matching upturn, 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, integrated fridge/freezer, washing machine and dishwasher.

INNER HALLWAY

Slimline heater, built in cupboards, sliding doored wardrobe





BEDROOM 1

11' 10" x 10' 6" (3.61m x 3.20m) UPVC sealed double glazed window, electric heater, UPVC sealed double glazed door to Juliet balcony.

BEDROOM 2

12' 0" x 8' 8" (3.66m x 2.64m) UPVC sealed double glazed window, electric heater.

BATHROOM

Three piece suite comprising panelled bath, wash hand basin and low level WC, heated towel rail, large tiled splash backs

OUTSIDE

Secure central courtyard

SERVICES

Central heating is electric, UPVC double glazing and electric power points are fitted throughout the property.

VIEWING

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

TENURE

Leasehold 96 years remaining
Service Charge is deviates between £1500 and £1800 paid every 6 months
Ground Rent £250 per annum

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.

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.

IMPORTANT INFORMATION

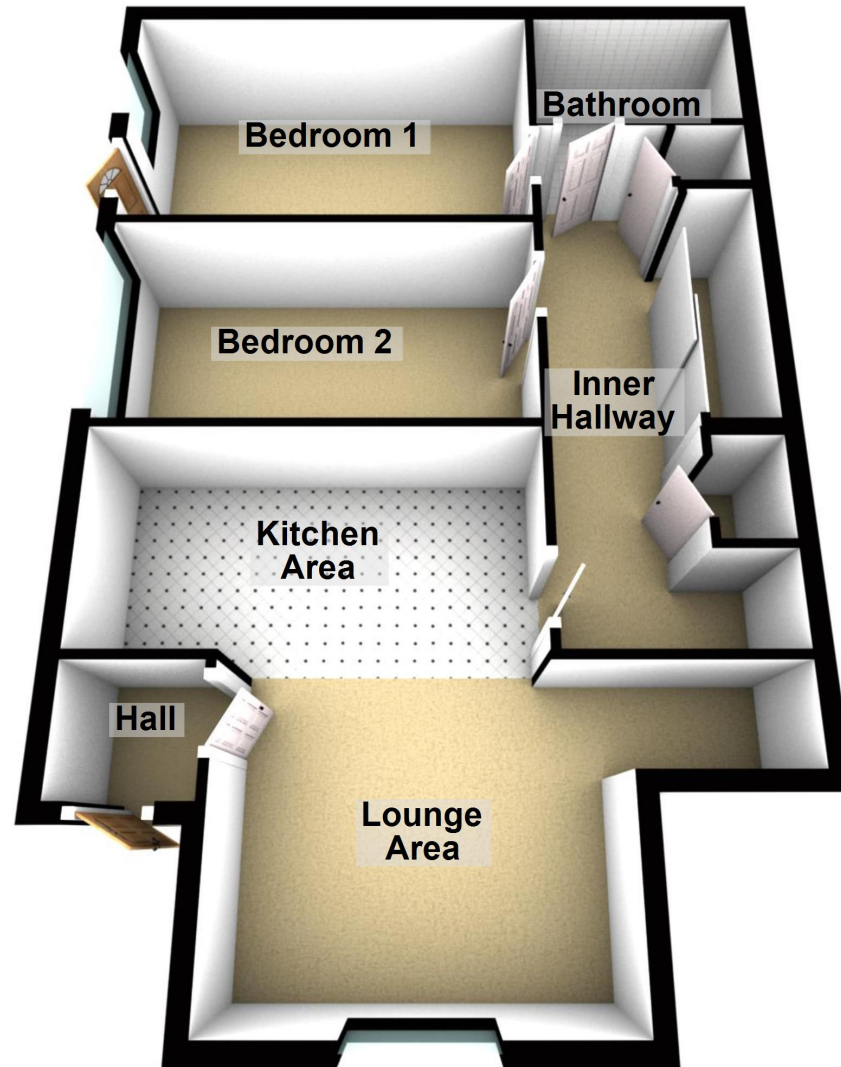
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

COUNCIL TAX BANDING

Leicester C



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 â€” 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

