



Flat 49, 24 The River Buildings, Western Road, Leicester LE30GR

MOORE
& YORK



Property at a glance:

- Two Bedroom Apartment
- Open Plan Kitchen/Living Area
- En Suite & Family Bathroom
- Easy access local facilities, DMU & LRI
- Balcony Overlooking Grand Canal
- No Upward Chain
- Secure Allocated Parking

Asking Price £155,000



A nicely presented apartment forming part of a modern purpose built building overlooking the Grand Union Canal/River Soar ideally located within easy access of an excellent range of facilities, the DMU, LRI and the Leicester City Centre itself. The well planned UPVC double glazed & electrically heated accommodation briefly comprising entrance hall, lounge\dining room with balcony off and access to kitchen area, master bedroom with en-suite further bedroom and bathroom and stands with one secure allocated parking space.

DETAILED ACCOMMODATION

Secure access leading to communal entrance with lifts and stairwell leading to apartments.

ENTRANCE HALL

With wall-mounted electric storage heater, recessed halogen ceiling spotlighting, ceiling mounted fire alarm and wall-mounted electric fuse board.

OPEN PLAN LIVING ROOM

LOUNGE/DINING AREA

20' 2" x 16' 0" (6.15m x 4.88m) Wall-mounted electric storage heater, wall-mounted door intercom system, built-in store cupboard with plumbing for washing machine, water meter, TV aerial point, recessed halogen ceiling spotlighting and two UPVC double glazed French doors leading to balcony overlooking the Grand Canal, archway leading to;



KITCHEN AREA

10' 4" x 9' 11" (3.15m x 3.02m) With matching range of base and wall-mounted cupboard and drawer storage units with grey rolled edge work surfaces incorporating stainless steel circular sink and drainer with hot and cold mixer tap, tiled splashbacks and integrated appliances including built-under single electric oven with 'Smeg' four-ring hob, stainless steel splashback and stainless steel chimney style extractor over. Also with tiled floor, recessed halogen ceiling spotlighting and UPVC double glazed window to rear.

BEDROOM 1

11' 2" x 11' 2" (3.40m x 3.40m) UPVC double glazed window, wall-mounted electric storage heater, ceiling light fitting and double fitted wardrobe.

EN-SUITE SHOWER ROOM

With three piece suite comprising pedestal wash hand basin with hot and cold mixer tap and tiled splash back, low level WC. and corner shower cubicle with mixer shower over, glazed shower door and screen. Also with tiled floor, chrome heated towel rail, electric shaver point, recessed halogen ceiling spotlighting, ceiling mounted extractor fan and UPVC double obscure glazed



BEDROOM 2

15' 11" x 9' 8" (4.85m x 2.95m) UPVC double glazed window, wall-mounted electric storage heater, ceiling light fitting and double fitted wardrobe.

BATHROOM

7' 8" x 5' 9" (2.34m x 1.75m) With three-piece white suite comprising tiled bath with mixer shower over, tiled surrounds and glazed shower screen, pedestal wash hand basin with hot and cold mixer tap with tiled splash back and low level WC. Also with tiled floor, chrome heated towel rail, electric shaver point and wall-mounted extractor fan.

SERVICES

All mains services, with the exception of gas, are understood to be available. Central heating is via electric wall-mounted heaters, hot water is provided from an electric immersion heater and ample electric power points are fitted throughout the property which is double glazed with UPVC units and benefits from a wall-mounted door intercom 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, 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

We are advised that the flat is held Leasehold with a term of 125 years as from 1st January, 2003, with a Ground Rent of £250.00 per annum. the Service charge for 2024 is £1879.49 which included cleaning and maintenance of communal areas, etc. Buildings Insurance contribution premium of £398.77 per annum. Prospective purchasers should request their own Solicitor to check and confirm these details are correct.

COUNCIL TAX BAND

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EPC RATING

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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.

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



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

