



Flat 3 Byron Court, Byron Close, Fleckney, Leicester LE88UP

MOORE
& YORK



Property at a glance:

- Spacious Retirement Apartment
- Two Double Bedrooms
- Double Glazing & Electric Heating
- No Upward Chain
- Overlooking Fleckney Duck Pond
- Allocated Parking
- Walking Distance Local Facilities

£74,950 Leasehold



Spacious two double bedroom first floor retirement apartment forming part of this nicely positioned purpose built block standing in well presented communal gardens overlooking the Fleckney Duck Pond and within walking distance of all local amenities. The well planned double glazed and centrally heated accommodation briefly comprise entrance hall, lounge/dining room, kitchen, two bedrooms and shower room and stands in communal grounds with allocated parking space. The apartment is being sold with no upward chain and an early viewing is recommended.

DETAILED ACCOMMODATION

Secure communal entrance leading to stairwell with access to apartment.

ENTRANCE HALL

Electric Heater, shelved cupboard, access to loft.

LOUNGE

15' 4" x 11' 11" (4.67m x 3.63m) UPVC sealed double window, TV point, electric heater, display fire surround,.

KITCHEN

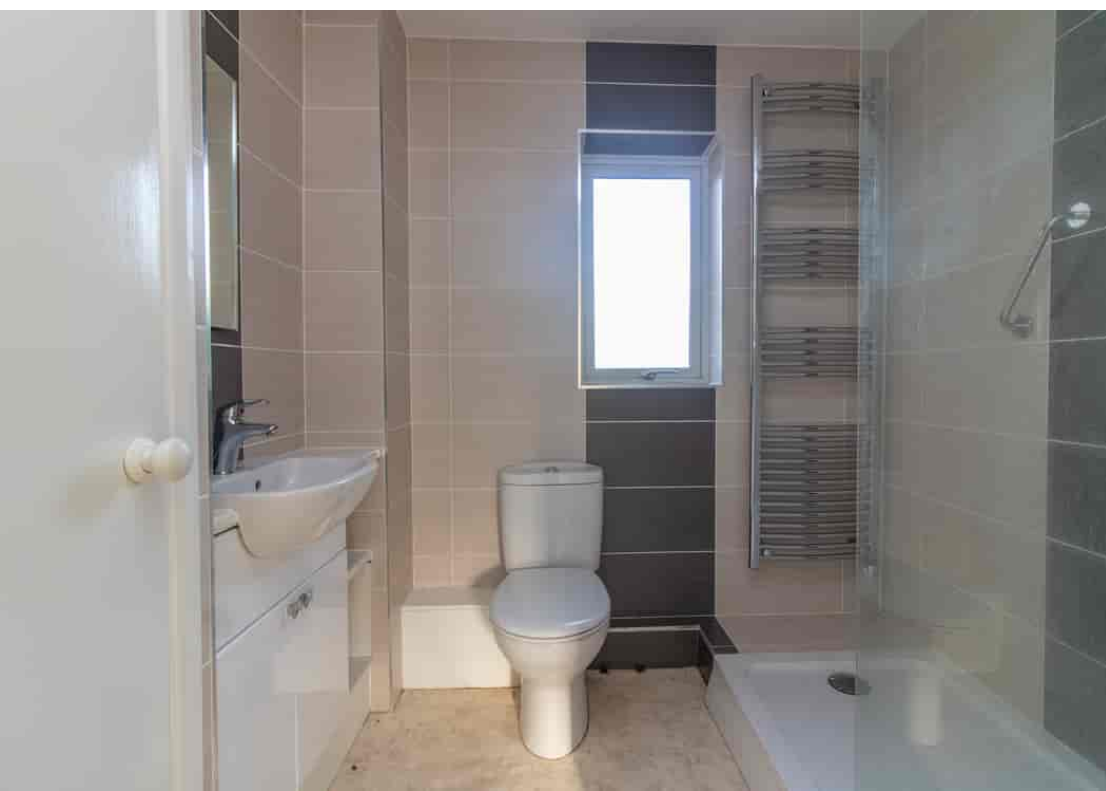
12' 3" x 6' 7" (3.73m x 2.01m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece hob with extractor fan over, plumbing for washing machine, UPVC sealed double glazed window.

BEDROOM 1

11' 6" x 11' 0" (3.51m x 3.35m) UPVC sealed double glazed window, electric heater.

BEDROOM 2

10' 0" x 7' 0" (3.05m x 2.13m) UPVC sealed double glazed window, electric heater.





SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, low level WC and wash hand basin, heated towel rail, UPVC sealed double glazed window, shelved airing cupboard.

OUTSIDE

Well presented communal gardens comprising lawn areas and extensive evergreen beds with allocated parking to rear.

SERVICES

All mains services are understood to be available apart from gas. 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 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. 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

Harborough B

TENURE

Leasehold 92 years remaining
Service Charge £170pcm approximately

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.

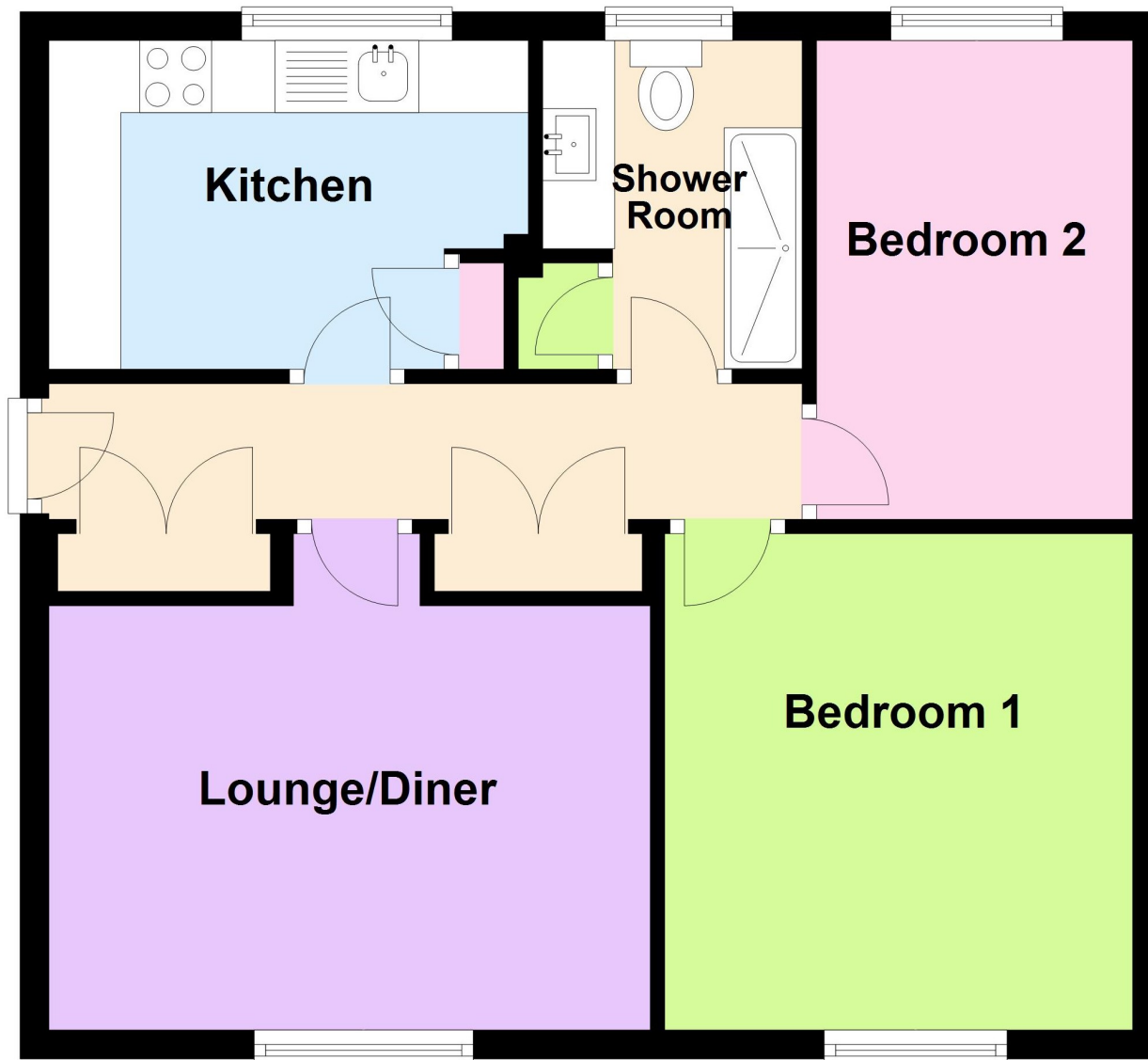
IMPORTANT INFORMATION

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.

EPC RATING

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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

