



Apartment 3, 7 St Georges Mill

Wimbeldon Street, Leicester LE11SY

MOORE
& YORK



Property at a glance:

- Spacious Ground Floor Apartment
- Open Plan Kitchen/Living Area
- Elec CH & Double Glazing
- Double Bedroom
- City Centre Location
- Secure Allocated Parking
- No Upward Chain

Asking Price £82,000 Leasehold



Spacious ground floor one bedroom apartment set within the well designed St. Georges Mill, a former boot and shoe factory sympathetically developed into luxury apartments by Terence Conran Architects situated in the heart of the sought after Cultural Quarter of the Leicester City Centre ideally located within walking distance of an extensive range of cafe's, restaurants and shops and the Leicester Central Railway. The well planned double glazed accommodation briefly comprises secure communal entrance, entrance hall, open plan lounge/dining room/Kitchen, double bedroom and bathroom and benefits from secure under cover parking. The property is being sold with no upward chain and would ideally suit the first time and investment purchaser alike.

DETAILED ACCOMMODATION

Secure communal entrance with stairwell and lifts leading to apartments.

ENTRANCE HALL

Electric heater, intercom phone, boiler cupboard.



OPEN PLAN LIVING ROOM

35' 6" x 10' 2" (10.82m x 3.10m) Sitting area with TV point,, sealed double glazed window, exposed pillars, open plan aspect to kitchen 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 cooker and four piece ceramic hob with extractor fan over set in stainless steel hood , inset microwave, matching upturn, plumbing for washing machine.

BEDROOM 1

16' 3" x 8' 3" (4.95m x 2.51m) Built in wardrobes, sealed double glazed window, slimline heater.





BATHROOM

9' 10" x 4' 10" (3.00m x 1.47m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash back, tiled floor, heated towel rail.

OUTSIDE

Secure covered parking

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 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
Service Charge approx £2010 per annum
Lease Length 125 years starting 1st January 2005

COUNCIL TAX BAND

Leicester A

EPC RATING

D

FLOOR PLANS

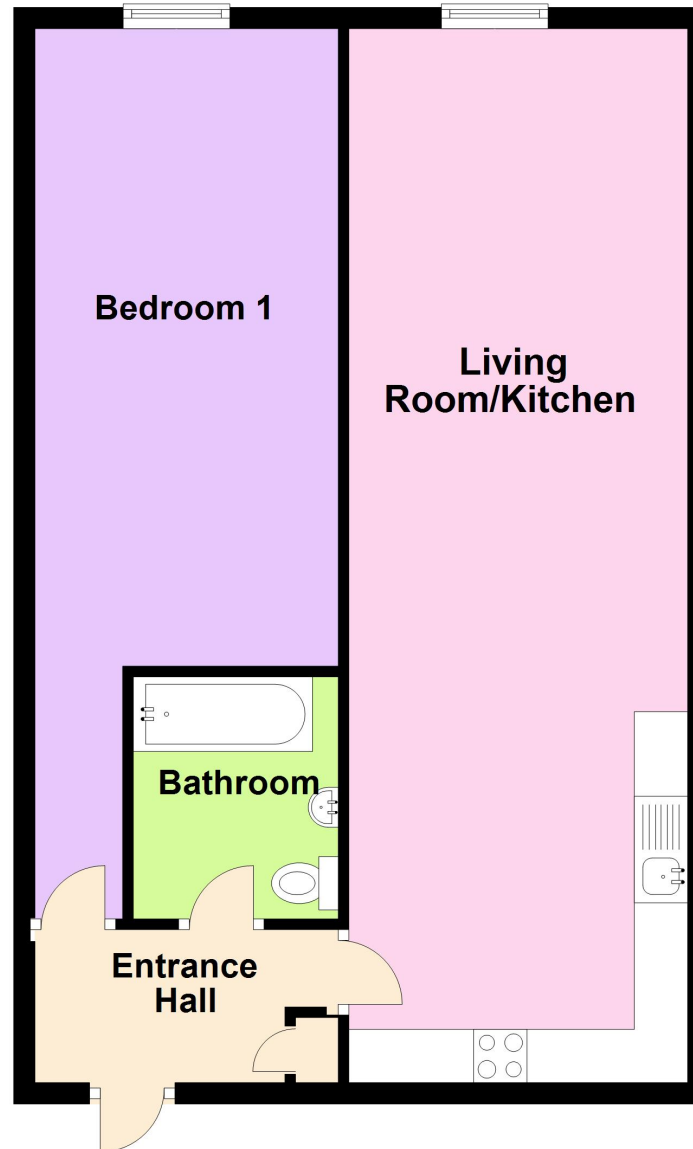
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

