



Apartment 35, 3 Colton Square, Leicester LE11QH

MOORE  
& YORK





### Property at a glance:

- Nicely Presented Fifth Floor Apartment
- Walking Distance City Centre & Train station
- Open Plan Kitchen/Living Area
- Double Bedroom & Bathroom
- Electric Heating & Double Glazing
- Viewing Essential

Asking price £117,000 Leasehold



Nicely presented and easily maintainable fifth floor one bedroom apartment located in this purpose built development situated within walking distance to the railway station and the city centre with its excellent selection of shops, cafes and restaurants and leisure amenities. The apartment is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises secure communal entrance with lift and stairwell leading to the apartment which then comprises entrance hall, open plan living area with fitted kitchen area with integrated appliances, double bedroom and bathroom. The apartment would ideally suit the investment purchaser and first buyer alike and we recommend a early viewing.

### DETAILED ACCOMMODATION

Secure door access leading to;

#### COMMUNAL ENTRANCE

Reception area with post boxes leading to stairwell and lift leading to apartments.

#### ENTRANCE HALL

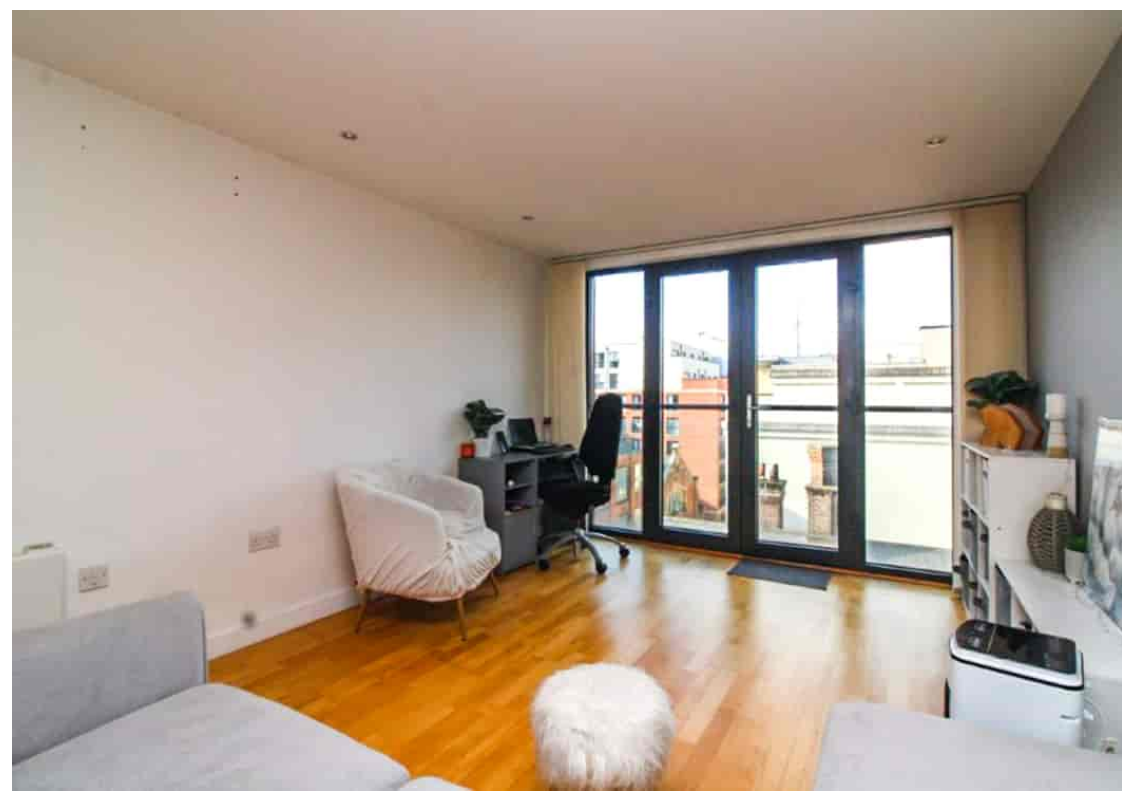
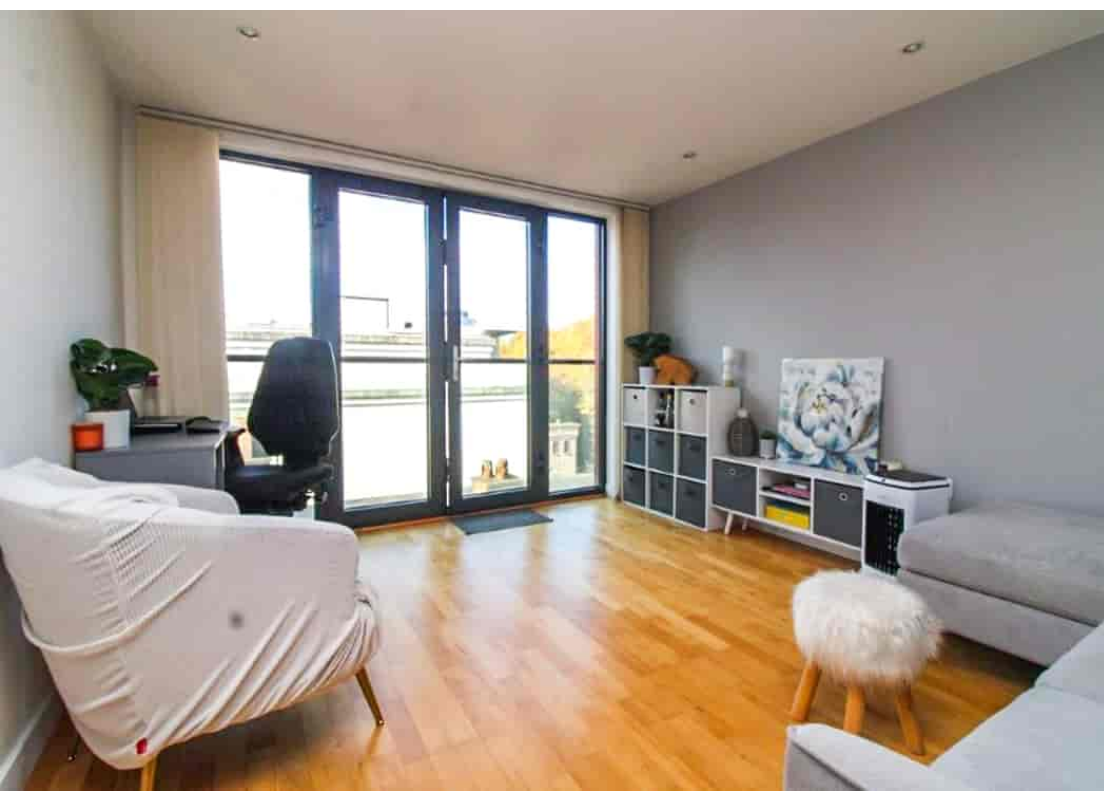
Intercom phone, utility cupboard with plumbing for washing machine.

### KITCHEN/LIVING ROOM

23' 0" x 10' 9" (7.01m x 3.28m) Kitchen area comprising inset sink unit with cupboard under. matching base units with work surfaces over incorporating drainer, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece hob with extractor fan over set in stainless steel hood with matching splash back, integrated dishwasher and fridge/freezer, inset stoplights open plan access to living area with slimline electric heater, TV point, sealed double glazed French doors with matching side panels to Juliet balcony.

### BEDROOM

13' 8" x 9' 0" (4.17m x 2.74m) Slimline electric heater, sealed double glazed tilt window, built in wardrobes with sliding mirrored doors.



## BATHROOM

6' 6" x 5' 9" (1.98m x 1.75m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, heated towel rail.

## SERVICES

All mains services, with the exception of gas, are understood to be available. Central heating is provided by wall-mounted electric heaters and electric power points are fitted throughout the property which is double glazed and benefits from a door entry 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 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.

## 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.

## TENURE

Leasehold 125 years from 5th November 2008  
Service Charge Approx £300 pcm

## EPC RATING

B

## COUNCIL TAX BAND

Leicester City B

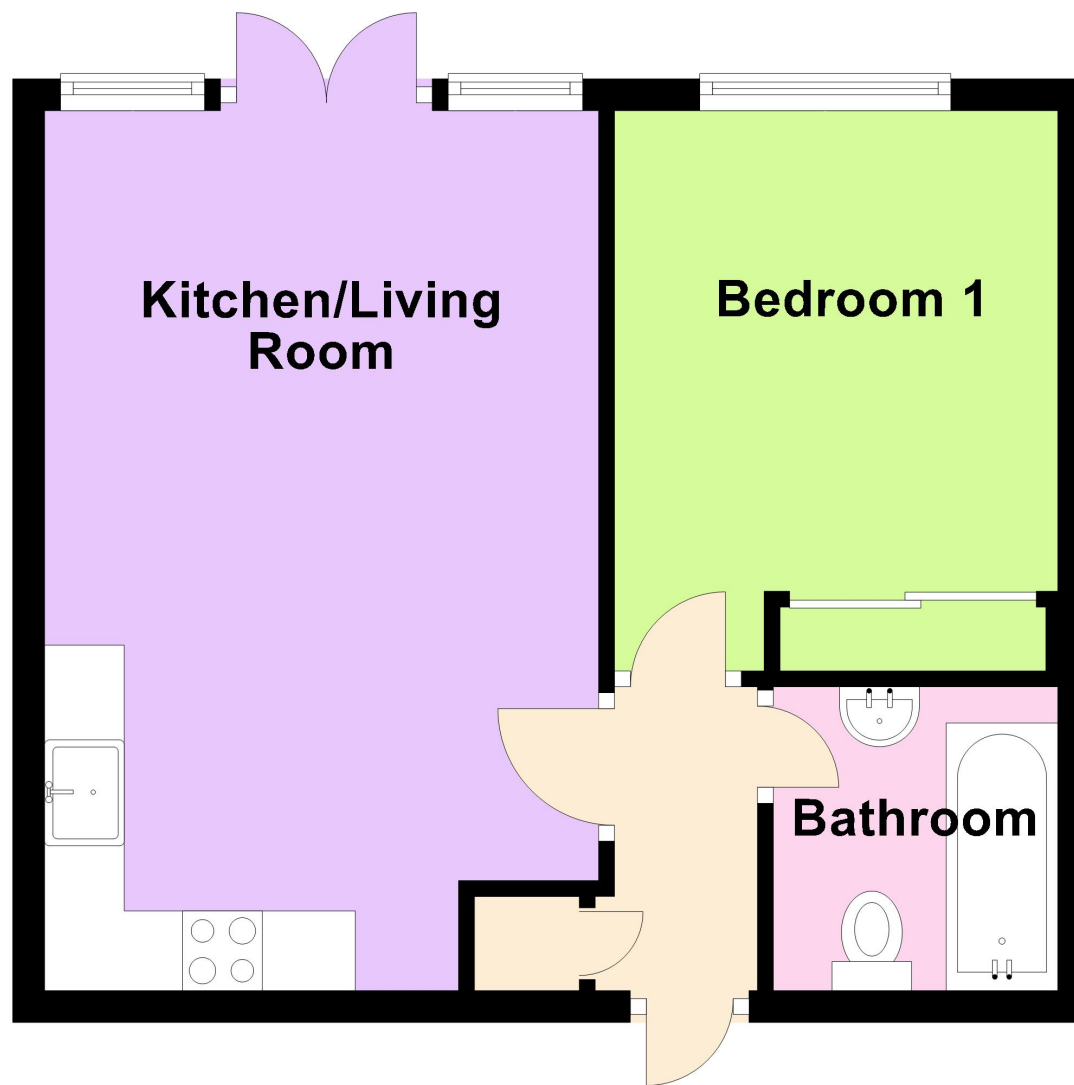
## IMPORTANT INFORMATION

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.





# 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

