



Flat 1 West Court, West Walk, Leicester LE17NP

MOORE
& YORK



Property at a glance:

- Ground Floor Double Bedroom Flat
- Nicely Positioned Off New Walk
- Walking Distance Victoria Park, Leicester University & Main Train Line
- Reasonable Service Charge Enhancing Affordable Living
- Gas Central Heating & D\G
- Ideal Buy To Let or First Time Buy

£120,000 Leasehold



Welcome to this one double bedroom ground floor apartment perfectly situated in the heart of the city just off New Walk ideally located within walking distance of Victoria Park, Leicester University, the main Leicester Railway station shopping centre, and dining options, Whether you're working in the city or exploring the vibrant neighbourhood, you'll appreciate the convenience and accessibility that come with this home. The well planned centrally heated and double glazed accommodation briefly comprises secure communal entrance, entrance hall, lounge, kitchen, double bedroom and shower room and stands in communal garden with the option of permit holder parking or rental of garage being a big advantage. Whether you're a first-time buyer searching for the perfect city pad or an investor seeking a property with strong rental potential due to a reasonable service charge this flat provides an ideal option

DETAILED ACCOMMODATION

Secure access leading

COMMUNAL ENTRANCE

ENTRANCE HALL

Double radiator, intercom phone.

LOUNGE

15' 2" x 12' 10" (4.62m x 3.91m) Double radiator, Dual aspect UPVC sealed double glazed window, display fire and surround, TV point



KITCHEN

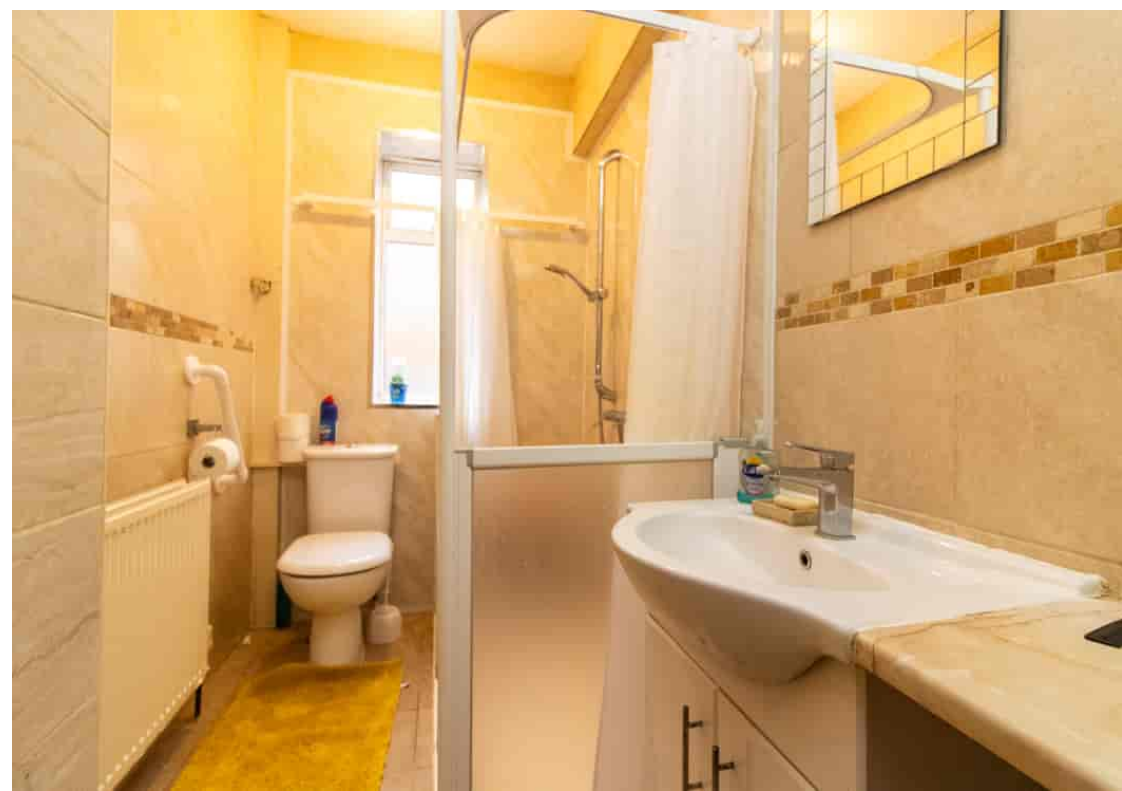
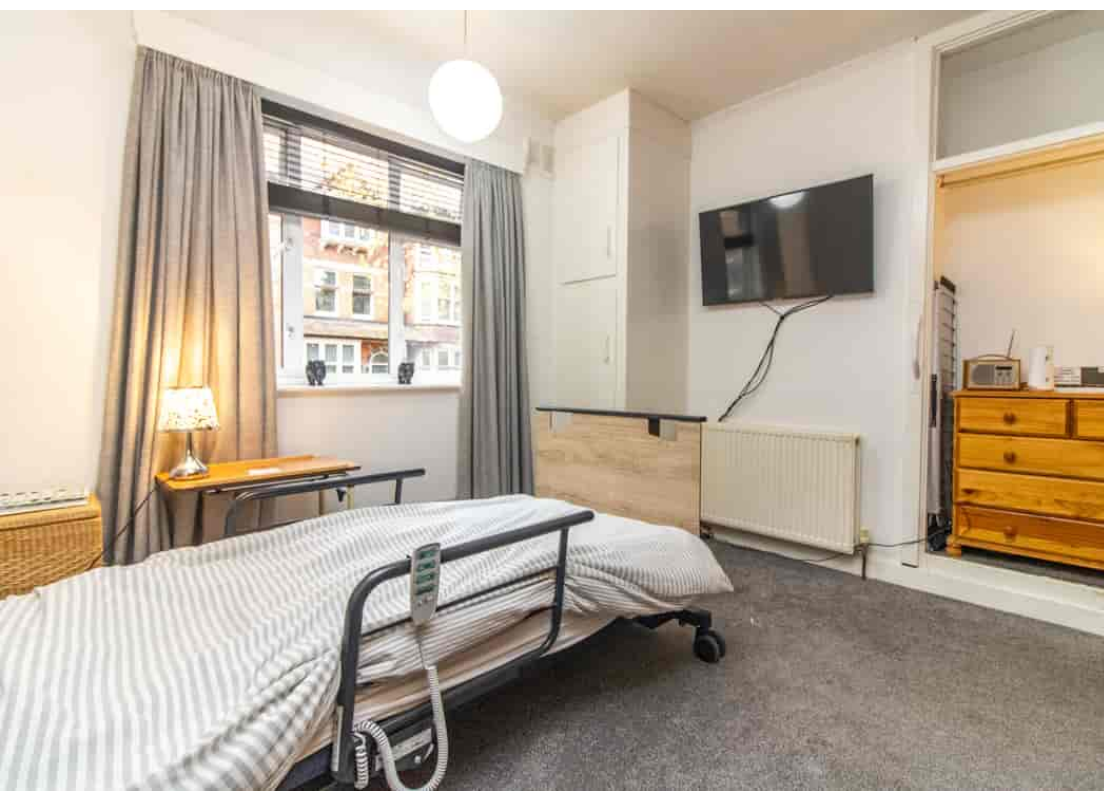
9' 7" x 5' 11" (2.92m x 1.80m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eyelevel cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for washing machine, fridge/freezer space, tiled splash backs, UPVC sealed double glazed window, tiled splash backs.

BEDROOM

11' 9" x 9' 7" (3.58m x 2.92m) Radiator, UPVC sealed double glazed window, airing cupboard housing central heating boiler, hanging recess.

SHOWER ROOM

9' 7" x 5' 0" (2.92m x 1.52m) Three piece suite comprising walk in seated shower unit, pedestal wash hand basin and low level WC, large tiled splash backs, radiator, UPVC sealed double glazed window, tiled flooring.



OUTSIDE

Communal lawns. Permit parking or rental of garage option to rear.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

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

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

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
Length 125 years from 20th December 1999 term remaining 99 years.
Service Charge £92 pcm

COUNCIL TAX BAND

Leicester City A

EPC RATING

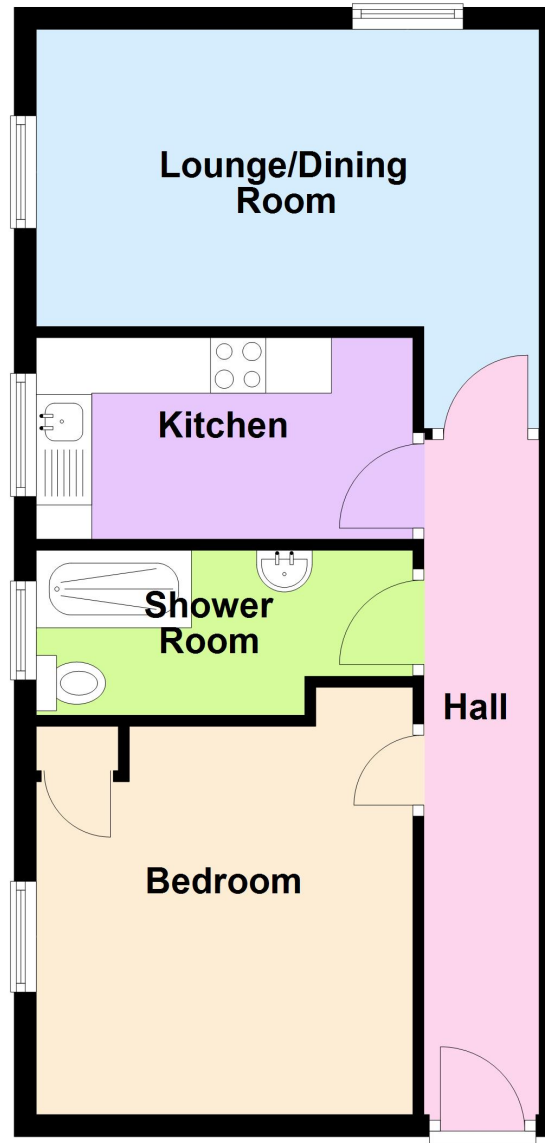
TBC

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



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

