



Flat 4, 3 Belvoir Street, Leicester
£97,500

MOORE
& YORK



Flat 4

3 Belvoir Street, Leicester

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

- Two Double Bedroom First Floor Apartment
- City Centre Location
- Original Features
- En- Suite & Bathroom
- No Onward Chain
- Cash Buyers Only



DETAILED ACCOMODATION

Secure access leading to communal entrance hall with feature original woodwork and Minton tiled flooring providing character lift and impressive stairwell leading to apartment.

RECEPTION HALL

Laminate flooring, slimline heater, built in cupboard housing hot water tank.

KITCHEN/LIVING ROOM

16' 4" x 15' 2" (4.98m x 4.62m)

Comprising single drainer sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, glazed display cabinet, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, integrated dishwasher and washing machine, breakfast bar island with integrated fridge/freezer under, secondary glazed tall sash window, tiled splash back, ornate coving, intercom phone, electric heater, display cast iron, tiled and hardwood fire surround. Double doors leading to;

BEDROOM 1

15' 4" x 9' 3" (4.67m x 2.82m)

Feature cast iron, tiled and hardwood surround, electric heater, secondary glazed sash window.

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled floor, tiled throughout.

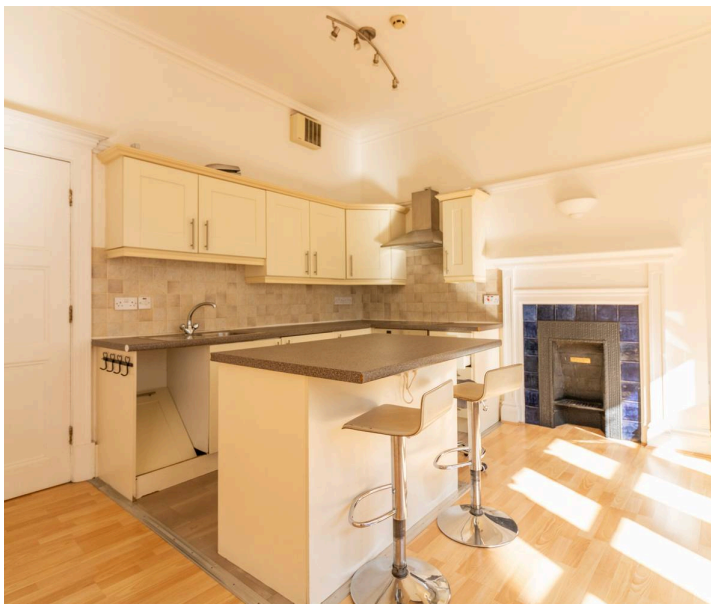
BEDROOM 2

15' 10" x 12' 11" (4.83m x 3.94m)

Secondary glazed sash window, electric heater, built in wardrobe, TV point..

FAMILY BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled floor, heated towel rail,





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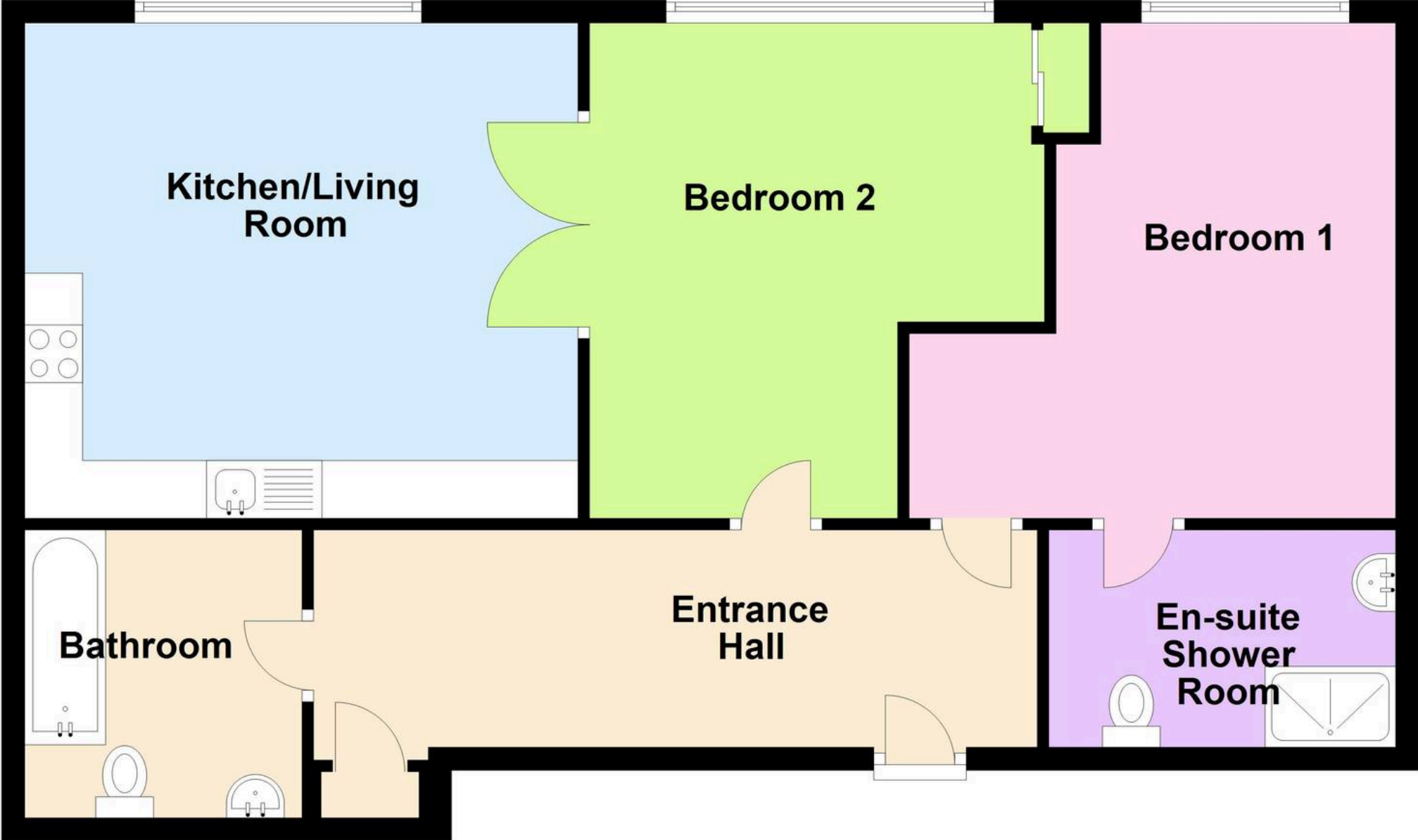
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Ground Floor





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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.