



Apt 24, The Horizon, 2 Navigation Street

Offers in Region of £92,950

MOORE
& YORK



Apartment 24

The Horizon, Leicester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

- Two Double Bedroom Apartment
- Open Plan Living / Kitchen / Diner
- Electric Heating
- Lifts to all Floors
- City Views From Balcony



The Horizon Building

The building is a notable Leicester city landmark built, we believe, in the 1980's and converted to its current use as apartments around 2006. The location is fantastic, allowing easy walking distance access to the city centre, shopping and amenities Abbey Park, university campuses and Leicester royal hospital, The King Power Stadium and Welford Road Ground for Football and Rugby fans respectively are also within walking distance as is the Leicester Riders home arena which is within a stones throw of the building.

Entrance Lobby

Access via two sets of double doors from the outer lobby and with intercom system, post boxes for each apartment and to the rear access to the stairwell and two lifts.

Communal Hall & Stairwell

The property is set over a number of levels which each floor having communal hallways and storage rooms for each apartment as well as access to the lift hallway, stairwell and of course the properties themselves.

Hallway

13' 3" x 6' 1" (4.04m x 1.85m)
(13' 3" x 6' 1" max) With doors to both bedrooms, lighting, electric wall heater and access to the bathroom and open plan living/dining/kitchen space.

Living/Dining/Kitchen

23' 4" x 18' 1" (7.11m x 5.51m)
(23' 4" x 18' 1" max) A very spacious room with ample area to provide comfortable seating and dining room. The kitchen has units for storage, worktop and space for appliances and an additional built in cupboard houses the hot water system. There are multiple ceiling lights and two electric wall heaters. The balcony is accessed via a double glazed picture window with sliding door and provides a fantastic aspect of the city and beyond.

Master Bedroom

16' 2" x 10' 0" (4.93m x 3.05m)





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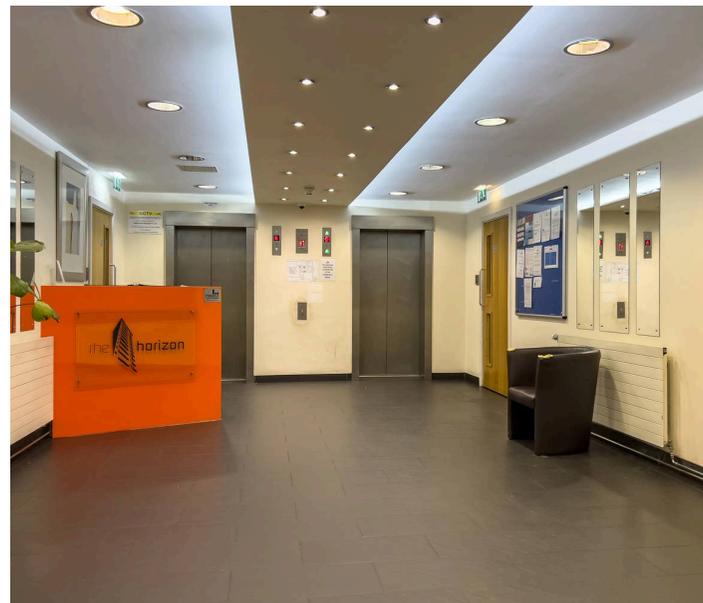
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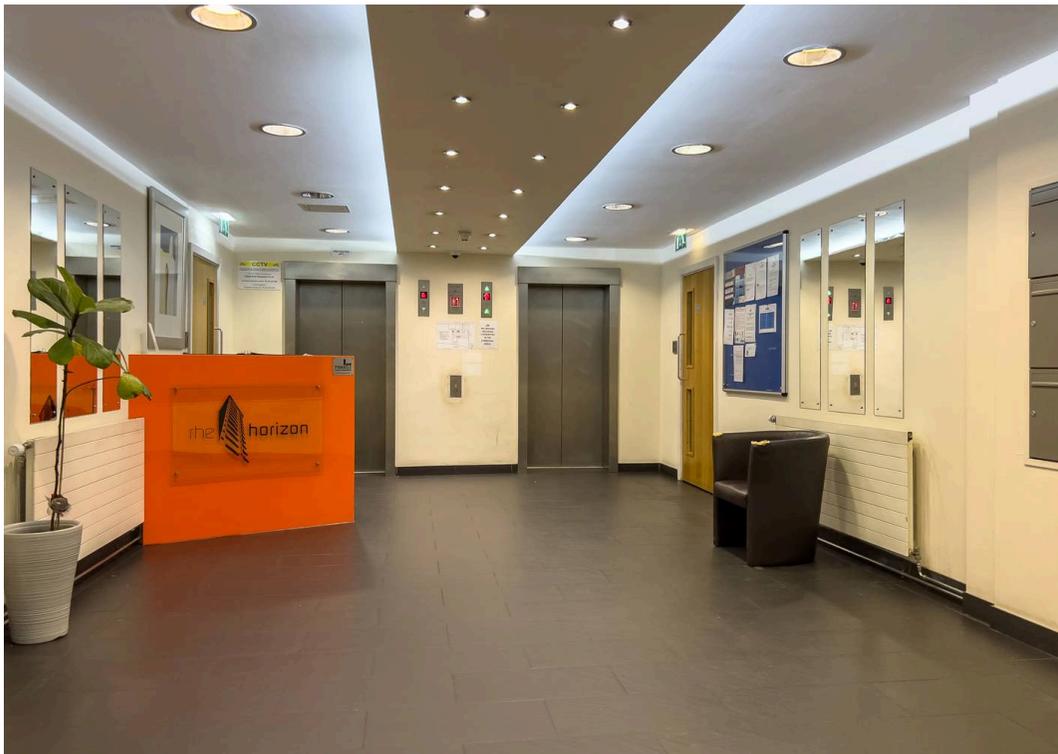
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BALCONY

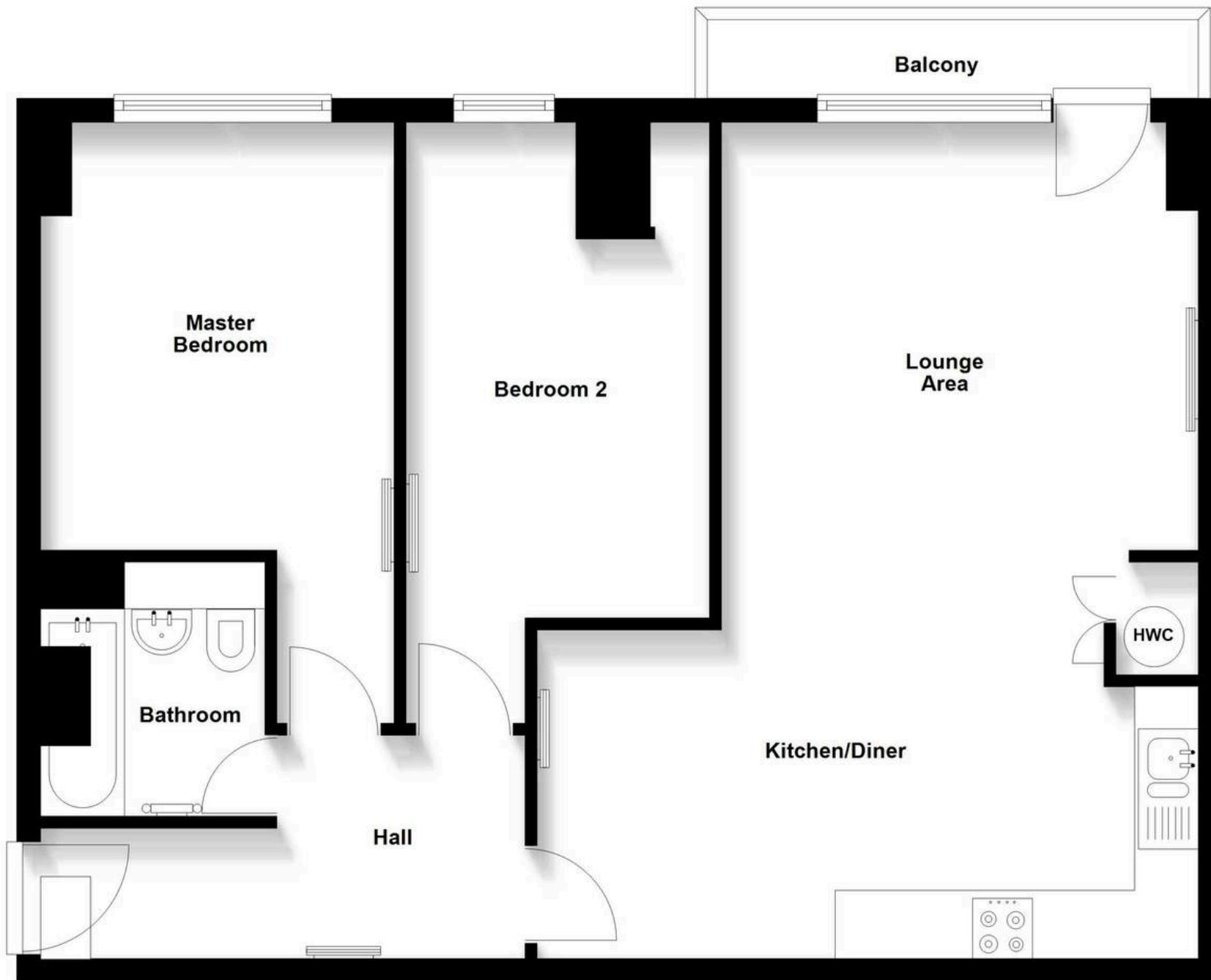
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ON STREET

1 Parking Space

There is no allocated parking with this property. paid for street parking is available close by.





Total area: approx. 730.5 sq. feet



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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.