



## Apt 28, The Horizon, 2 Navigation Street

Offers in Region of £92,950

MOORE  
& YORK



## Apartment 28

The Horizon, Leicester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

- Two Bedroomed Apartment
- Open Plan Living / Kitchen / Diner
- Buy To Let Investment
- Close To City Centre
- Lifts To All Floors
- Fantastic 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.

### **Hall**

13' 3" x 6' 11" (4.04m x 2.11m)  
(13' 3" x 6' 11" 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**

12' 4" x 18' 1" (3.76m 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' 1" x 9' 10" (4.90m x 3.00m)





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### **BALCONY**

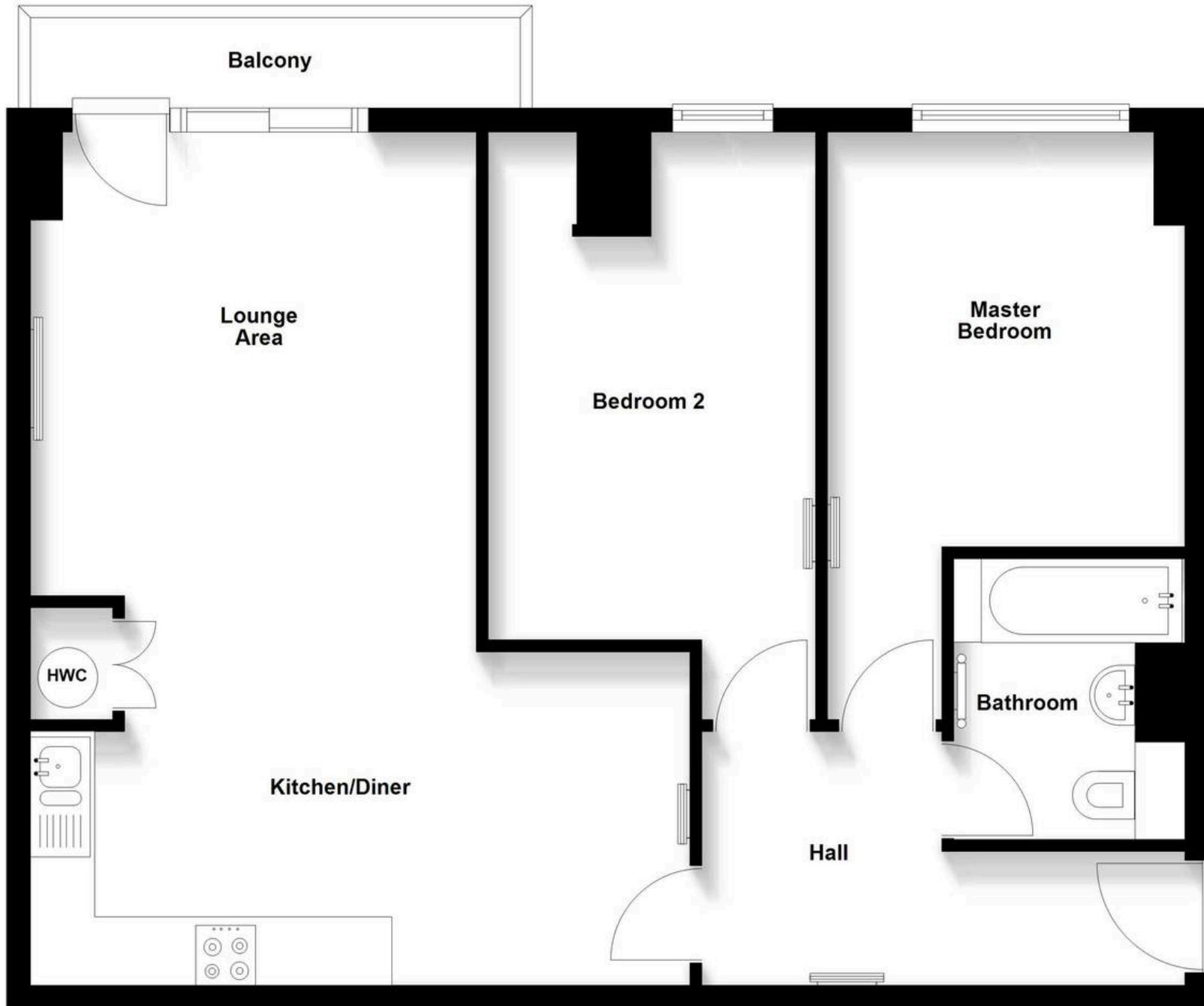
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### **ON STREET**

1 Parking Space

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





Total area: approx. 739.9 sq. feet



## Moore & York

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