



Apt 50, The Horizon, 2 Navigation Street  
£87,950

MOORE  
& YORK



## Apartment 50

The Horizon, Leicester

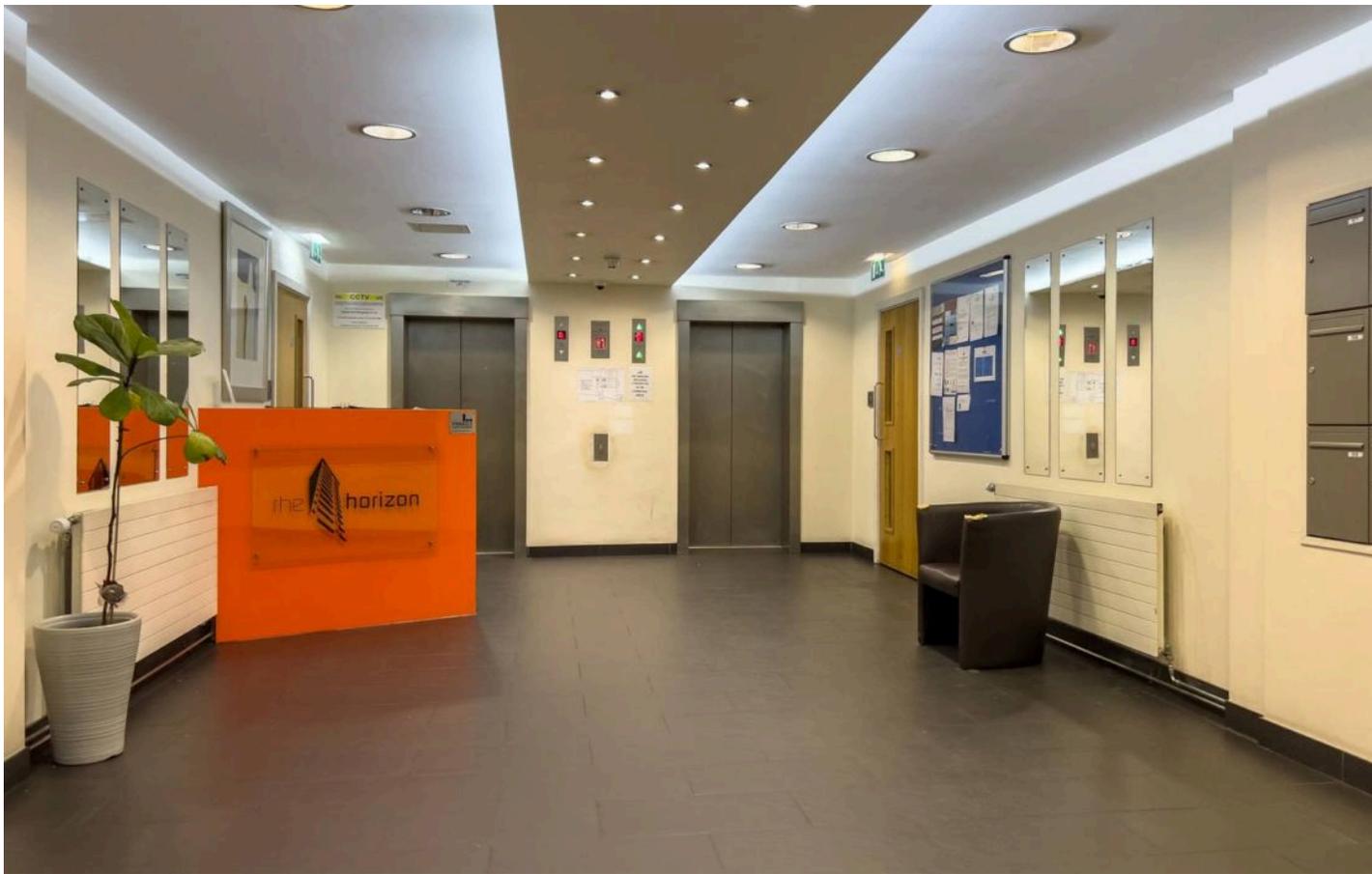
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

- Two Bedroom Apartment
- Open Plan Living / Kitchen / Diner
- Electric Heating
- City Views From Balcony
- Buy To Let Investment
- Lifts To All Floors
- Walking Distance To City Centre & Bus Station



### **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**

With doors to both bedrooms, lighting, electric wall heater and access to the bathroom and open plan living/dining/kitchen space.

### **Living/Dining/Kitchen**

19' 3" x 16' 10" (5.87m x 5.13m)

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. 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**

11' 11" x 11' 6" (3.63m x 3.51m)

A good double with double glazed window, ceiling light point and wall mounted electric heater.





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### **BALCONY**

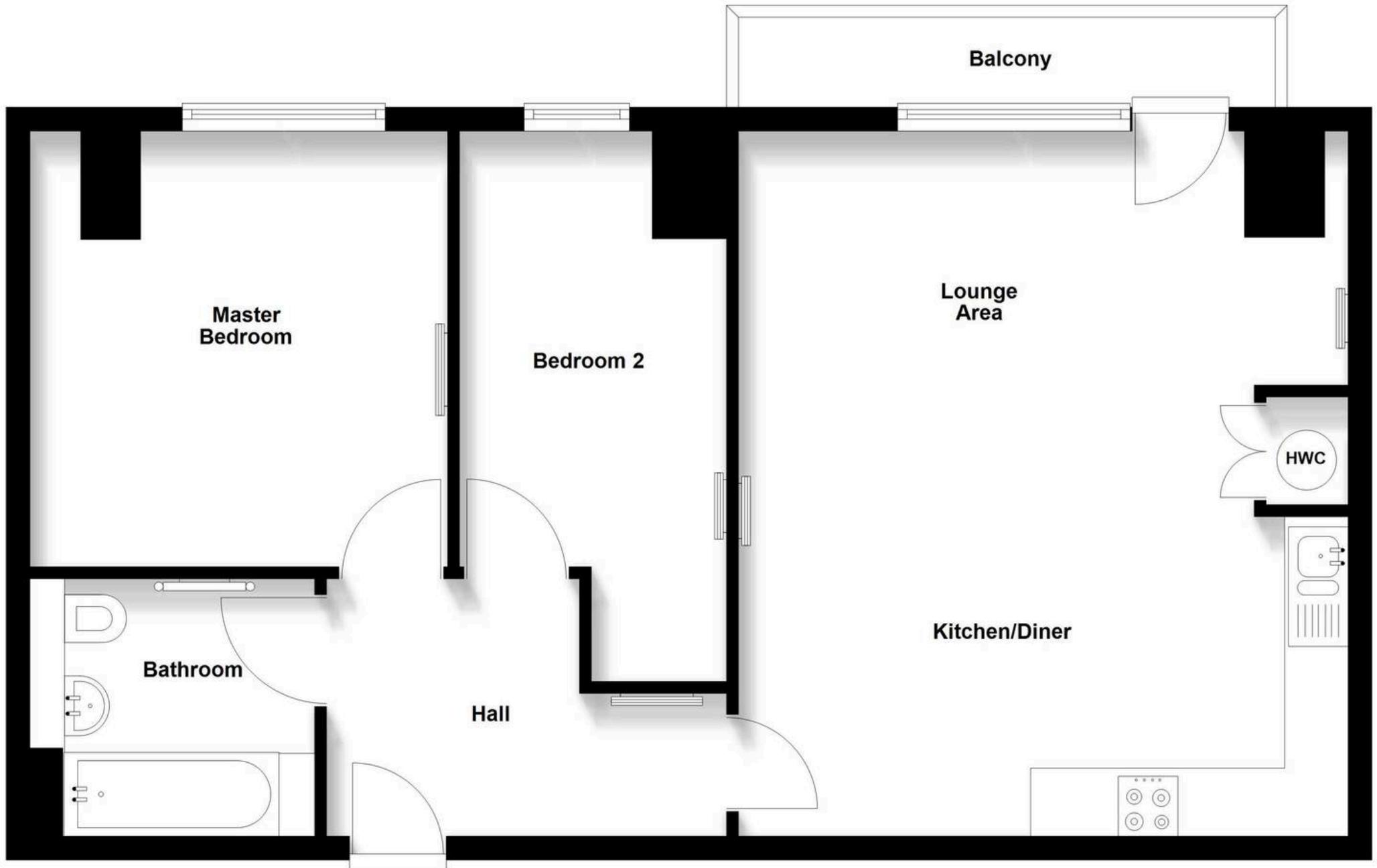
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### **ON STREET**

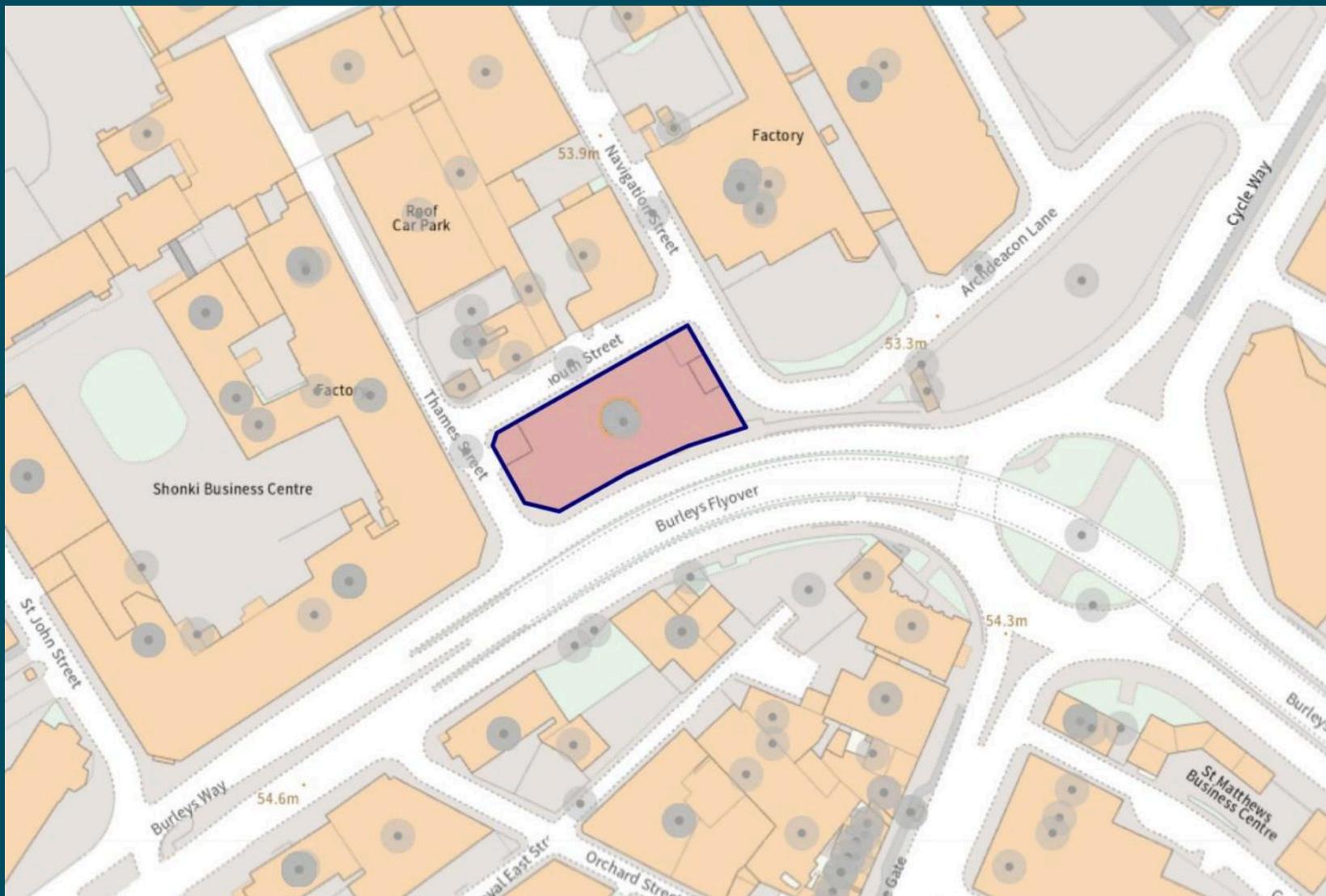
1 Parking Space

The property does not have any allocated parking. Paid for on street parking is available close by.





Total area: approx. 702.1 sq. feet



## Moore & York

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