



Flat 6, Stibbe Lofts, 11 Newarke Street
£110,000

MOORE
& YORK



Flat 6

Stibbe Lofts, Leicester

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- City Centre Loft Style Apartment
- Spacious Open Plan Living
- Double Bedroom & 4 Piece Bathroom
- Secure Allocated Parking
- Walking Distance to City Centre, LRI & DMU
- No Upward Sales Chain



Communal Entrance

Providing access to secure allocated parking and stairs and lift leading to Apartments.

Open Plan Living Area

46' 11" x 18' 1" (14.30m x 5.51m)

Feature spacious area with high ceilings and original steelwork, electric heaters, tall sealed double glazed windows providing an abundance of natural light, nicely fitted kitchen area comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, display glazed cabinets, tiled splash backs, breakfast bar, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, fridge/freezer space, plumbing for washing machine. Archway leading to,

Bedroom

11' 10" x 9' 6" (3.61m x 2.90m)

Electric heater

Bathroom

Four piece suite comprising walk in tiled shower cubicle, paneled bath, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail, airing cupboard.

Services

All mains services, with the exception of gas, are understood to be available. Central heating is provided by wall-mounted electric heaters and electric power points are fitted throughout the property which is double glazed and benefits from a door entry intercom system.

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





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YARD

Undercroft parking area provides access to the parking and bin store.

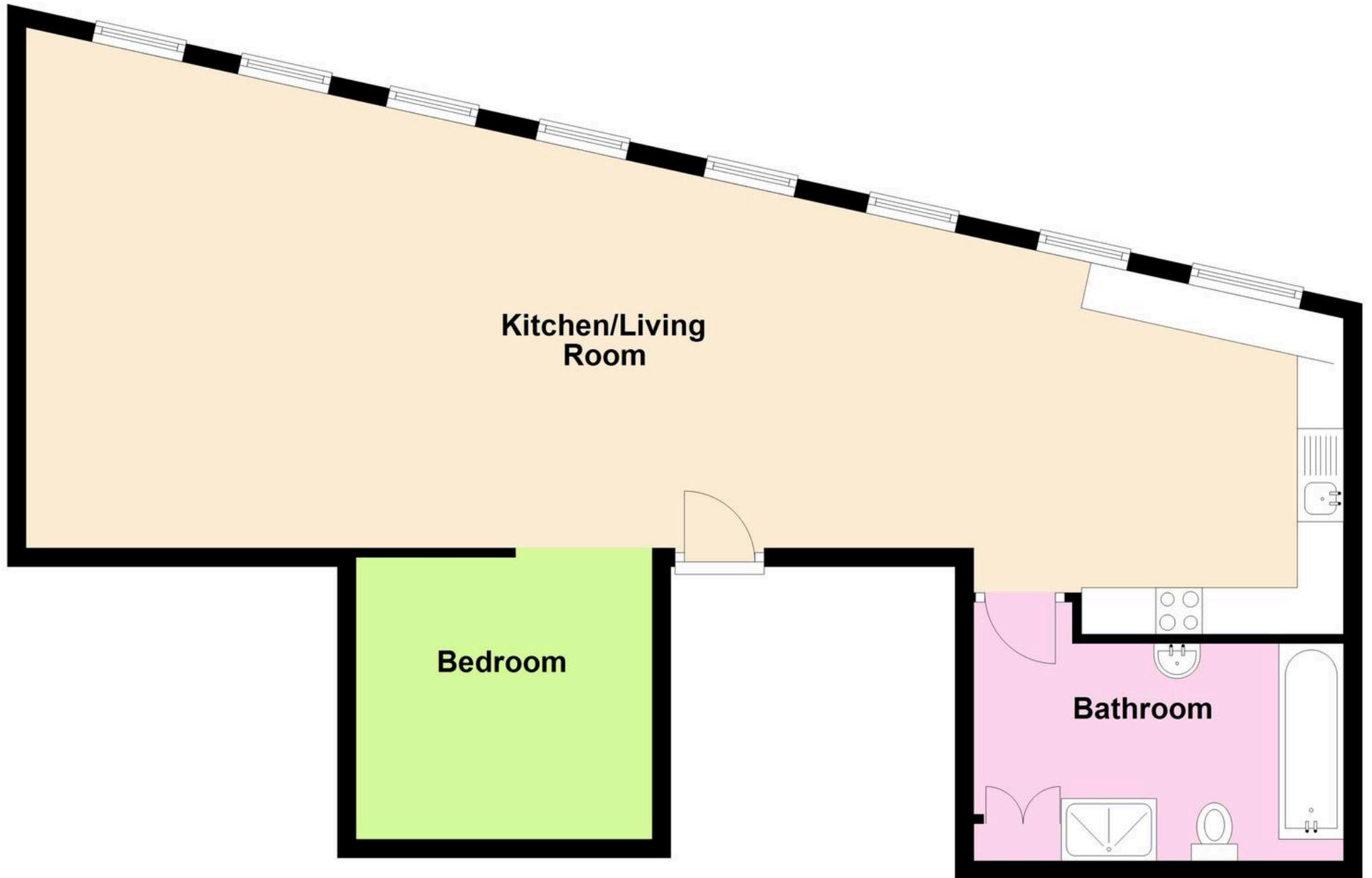
ALLOCATED PARKING

1 Parking Space

Secure allocated parking space.



Ground Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

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.