



Apt 18, 8 Shires Lane, Leicester
Leicester

£144,000



Apartment 18

8 Shires Lane, Leicester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well Presented & Appointed Second Floor Apartment
- Well Designed Space With An Abundance of Natural Light
- City Centre Location
- Two Bedrooms With Access To Balcony
- Open Plan Living With Fitted Kitchen Area.
- No Upward Sales Chain



Detailed Accommodation

Secure access leading to;

Communal Entrance

Lifts and stairs leading to accommodation.

Entrance Hall

Intercom phone, built in cupboards, boiler cupboard.

Open Plan Living Area

17' 5" x 13' 6" (5.31m x 4.12m)

Sealed double glazed dual aspect floor to ceiling windows, TV point, media unit with TV space, vertical radiator, kitchen area with soft close units comprising sink unit with mixer tap over, base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated fridge and dishwasher, built in oven and four piece ceramic hob.

Bedroom 1

10' 4" x 10' 1" (3.15m x 3.07m)

Built in wardrobe, vertical radiator, tilt and turn sealed double glazed door leading to balcony.

En-suite

6' 6" x 5' 1" (1.98m x 1.55m)

Three piece suite comprising walk in natural rainwater tiled shower cubicle, vanity sink set in bathroom cabinet incorporating WC, heated towel rail.

Bedroom 2

9' 7" x 9' 1" (2.92m x 2.77m)

Sealed double glazed floor to ceiling window, vertical radiator, sealed double glazed door to balcony.

Bathroom

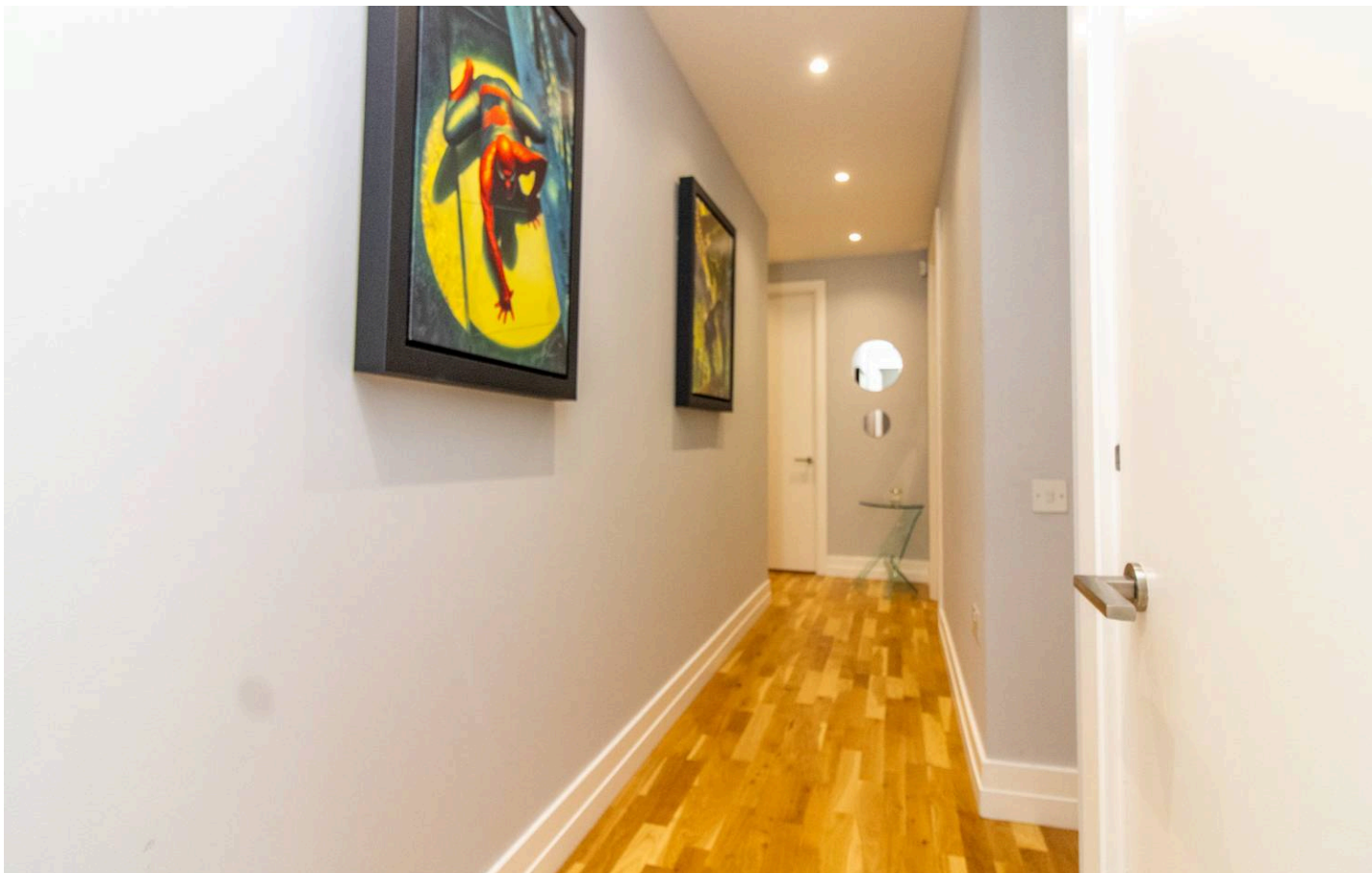
6' 9" x 6' 1" (2.06m x 1.85m)

Three piece suite comprising paneled bath with natural rainwater shower over, vanity sink set in bathroom cabinet incorporating WC, heated towel rail.

Leasehold Information

Leasehold 116 years remaining Service Charge Approx. £315pcm The leasehold charges including the ground





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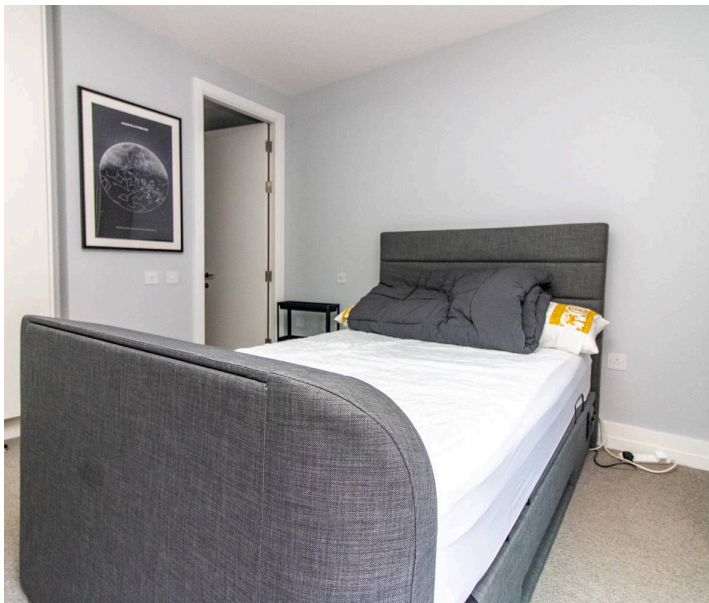
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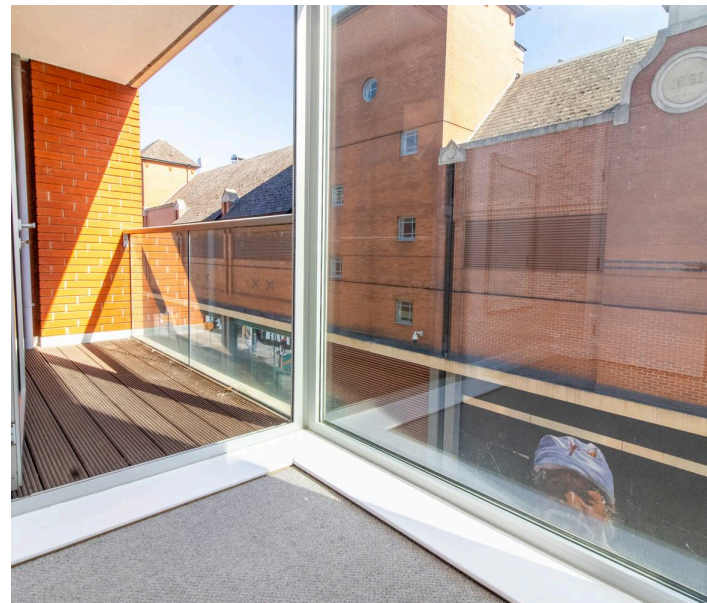
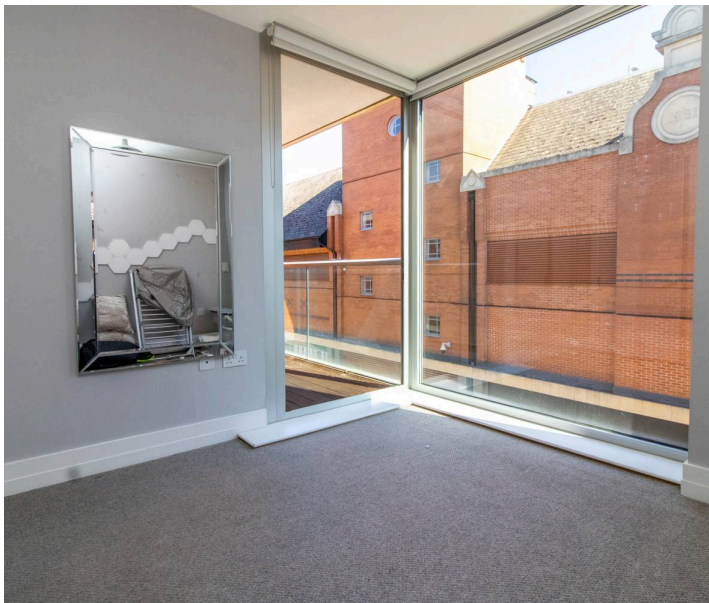
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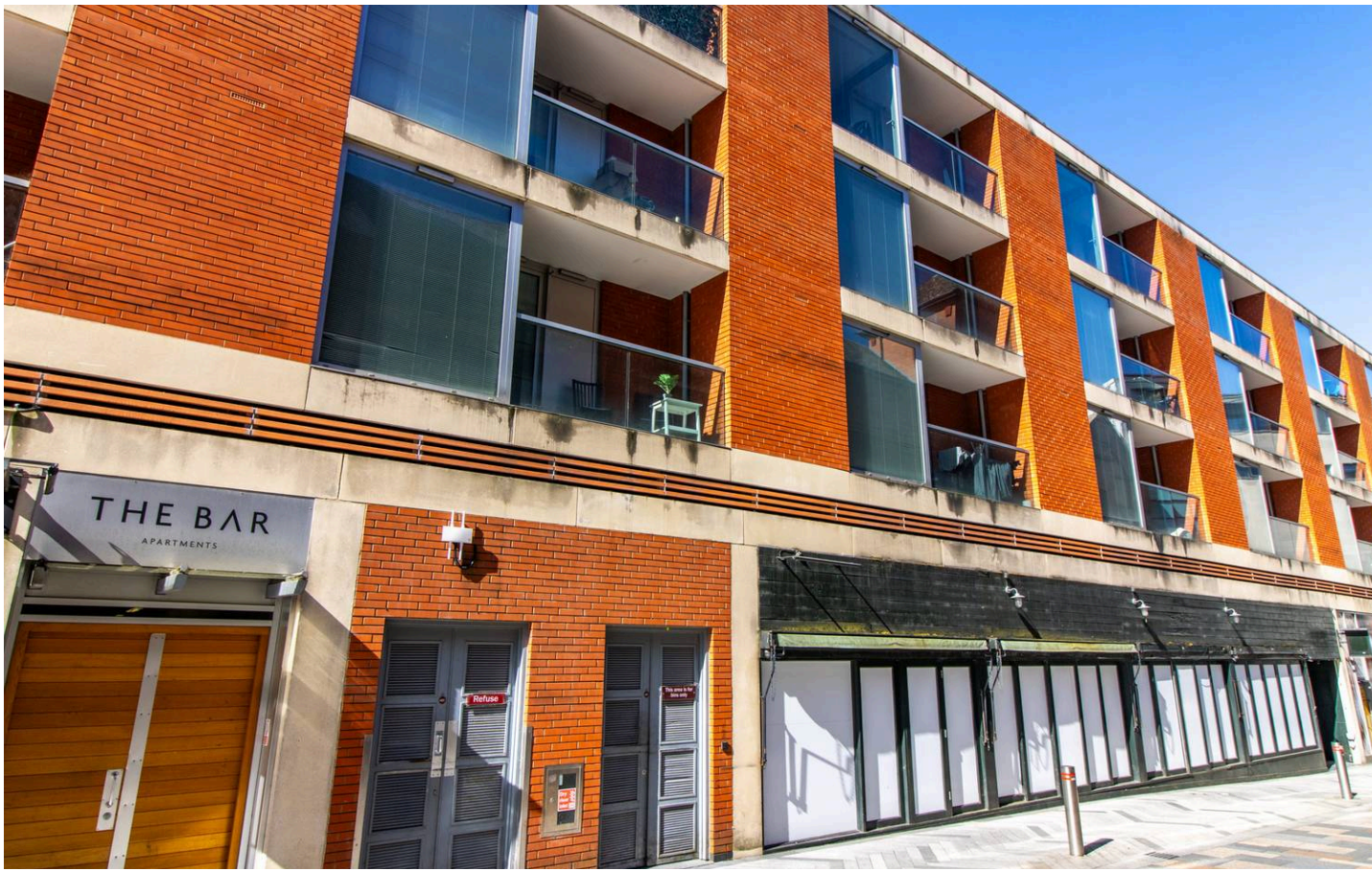
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BALCONY

Balcony accessible off bedroom 2

ON STREET

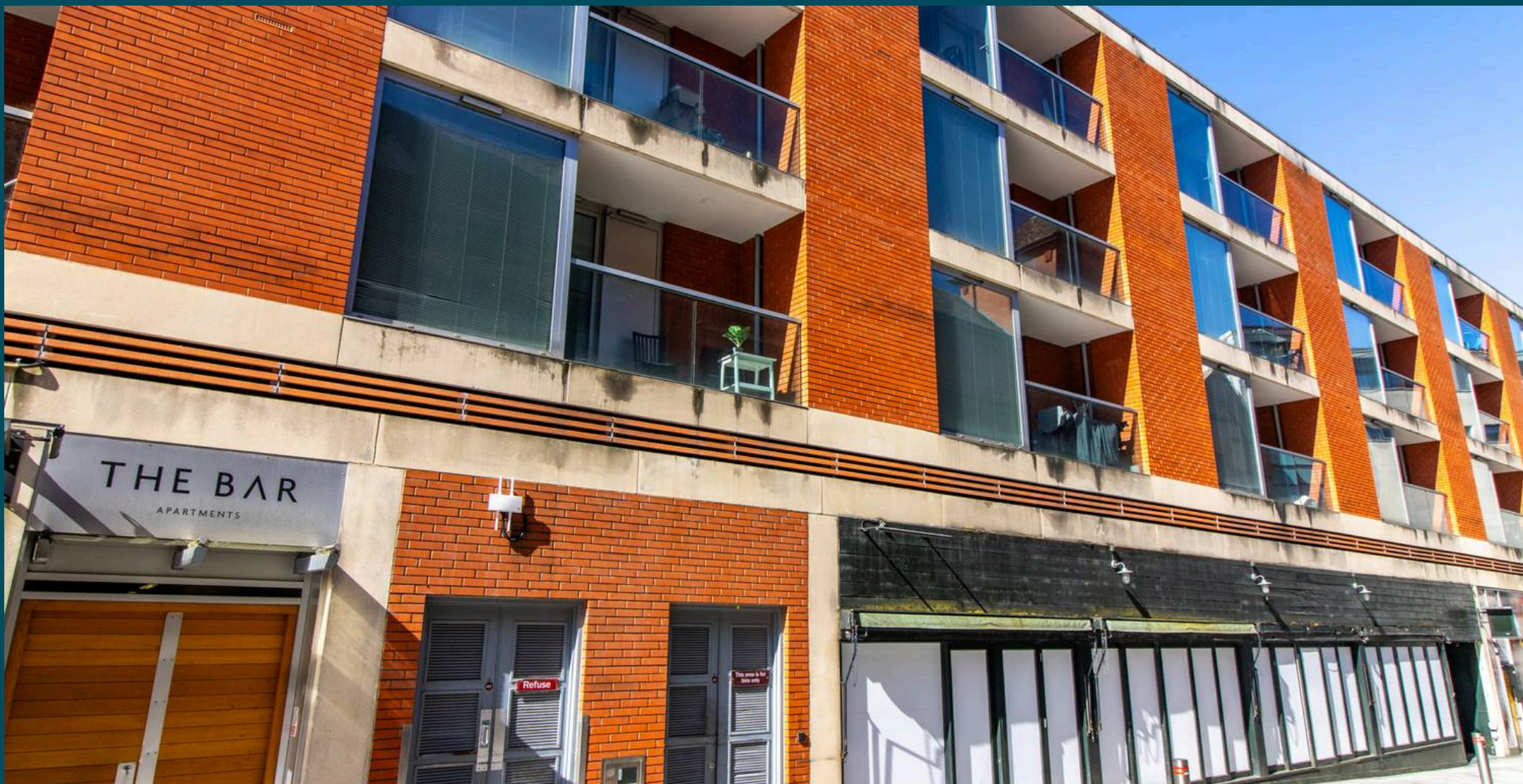
1 Parking Space

There is no allocated parking for this property.



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.