



168 Upper New Walk, Leicester
£600,000

MOORE
& YORK



168 Upper New Walk

Leicester

Council Tax band: A

Tenure: Freehold

- Period Villa
- Four Floors Of Living Space
- One Apartment On Each Floor
- Potential For Modernisation
- Close To University Campus
- Adjacent To Victoria Park
- South After Location
- Potential For Parking To Frontage
- Protective Tenancy For One Apartment



Porch

With partially glazed exterior door and internal door to:

Entrance Hall

With staircase rising to the upper floors, lighting and access off to:

GROUND FLOOR APARTMENT ONE

Hallway

With access to the living and dining room, large double bedroom, WC, bathroom and kitchen.

Living & Dining Room

18' 2" x 16' 6" (5.54m x 5.03m)

With half bay windows, cornicing, and impressive high ceiling. Ample space for seating and dining.

Bedroom

15' 2" x 14' 3" (4.62m x 4.35m)

With window to the rear elevation, internal high level windows.

Wc

4' 9" x 3' 7" (1.44m x 1.10m)

Window to the side elevation, lighting, close coupled WC.

Bathroom

11' 7" x 9' 0" (3.53m x 2.74m)

With window to the side elevation, cupboard with hot water cylinder, paneled bath and wash basin.

Kitchen

12' 0" x 8' 2" (3.65m x 2.50m)

With various work surfaces and windows to side and rear plus door leading outwards and down via steps into the rear yard where there is access to a brick built single store.

First Floor Stair Case & Landing

With staircase rising and falling to the lower and upper floors, lighting and access off to:

FIRST FLOOR APARTMENT TWO





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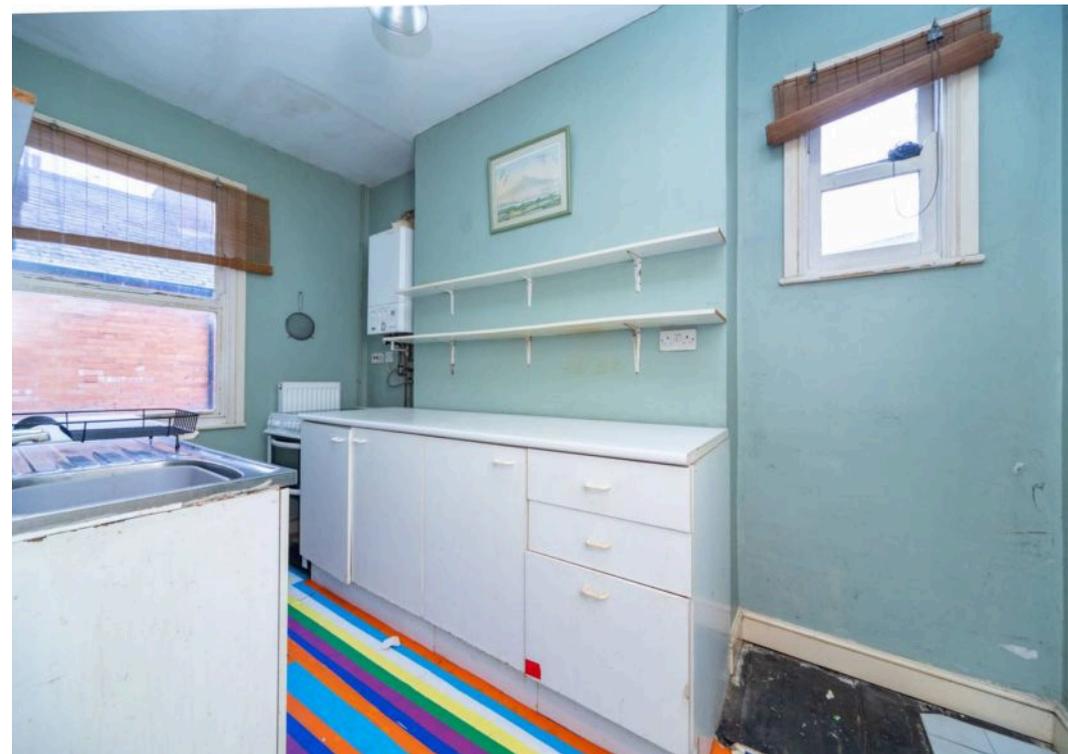
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FIRST FLOOR APARTMENT TWO







YARD

The rear yard is walled with access to a small brick built store and is given over in part to the fire escape which serves the upper floors. There is gated access via a rear service yard which also allows access to neighboring properties.

FRONT GARDEN

The frontage is planted with shrubs and trees with walling, wrought iron railings to the perimeter - it is possible that the frontage could potentially be converted to car parking for two to three vehicles (depending on size) subject to any necessary consent(s) as we understand there is a right of access across neighbouring frontages that are already converted. ACCESS is from London road via Salisbury Avenue located on the right hand side if heading southbound away from the city centre, just prior to the major junction with Granville Road.

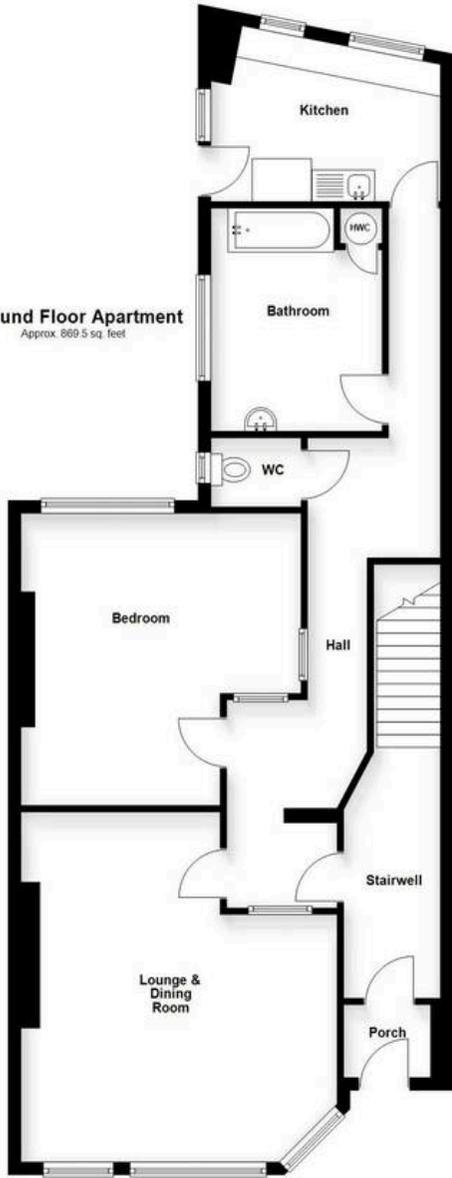
ON STREET

1 Parking Space

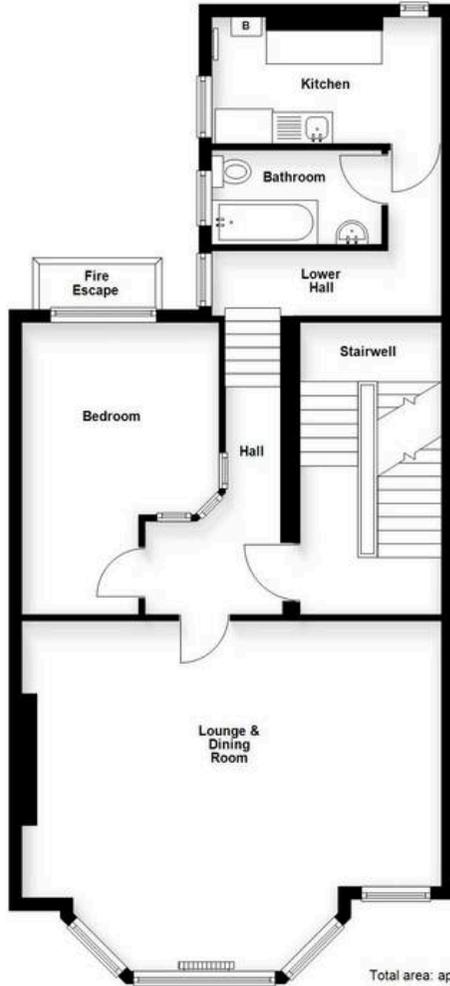
We would advise parking in the pay and display car park across Granville Road.



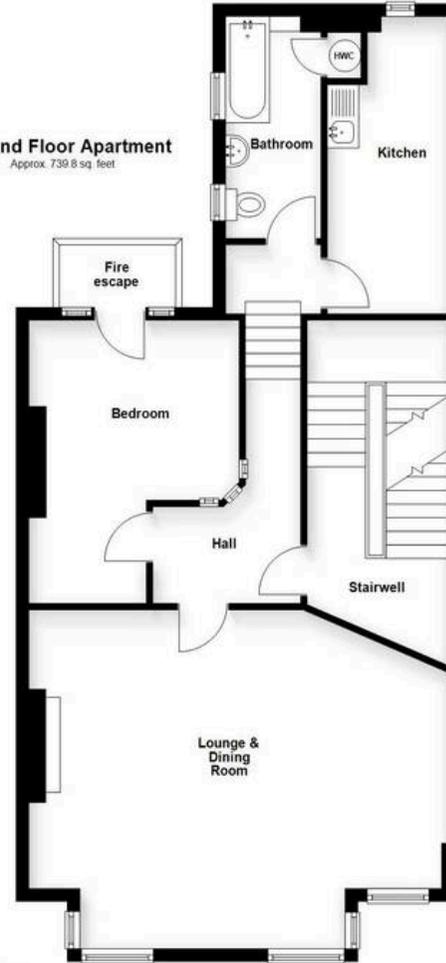
Ground Floor Apartment
Approx. 869.5 sq. feet



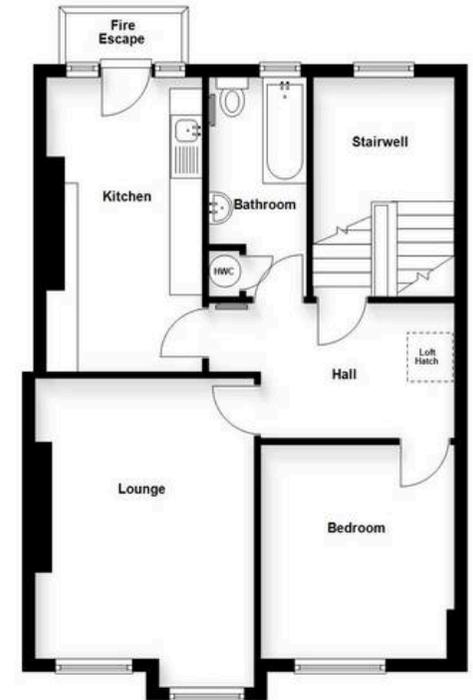
Split Level First Floor Apartment
Approx. 761.2 sq. feet



Second Floor Apartment
Approx. 739.8 sq. feet



Third Floor Apartment
Approx. 566.9 sq. feet



Total area: approx. 2937.3 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.