



Flat 1, West Court West Walk, Leicester
£120,000

MOORE
& YORK



Flat 1

West Court West Walk, Leicester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Ground Floor Double Bedroom Flat
- Nicely Positioned Off New Walk
- Reasonable service charges
- Gas Central Heating & DG
- Walking Distance To Train Station, Leicester University & Victoria Park



Detailed Accommodation

Secure access leading

Communal Entrance

Entrance Hall

Double radiator, intercom phone.

Lounge

15' 2" x 12' 10" (4.62m x 3.91m)

Double radiator, Duel aspect UPVC sealed double glazed window, display fire and surround, TV point

Kitchen

9' 7" x 5' 11" (2.92m x 1.80m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eyelevel cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for washing machine, fridge/freezer space, tiled splash backs, UPVC sealed double glazed window, tiled splash backs.

Bedroom

9' 7" x 5' 11" (2.92m x 1.80m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eyelevel cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for washing machine, fridge/freezer space, tiled splash backs, UPVC sealed double glazed window, tiled splash backs.

Shower Room

9' 7" x 5' 0" (2.92m x 1.52m)

Three piece suite comprising walk in seated shower unit, pedestal wash hand basin and low level WC, large tiled splash backs, radiator, UPVC sealed double glazed window, tiled flooring.

Services

All main services are understood to be available. Central heating is gas-fired, electric power points are





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GARDEN

Communal lawns.

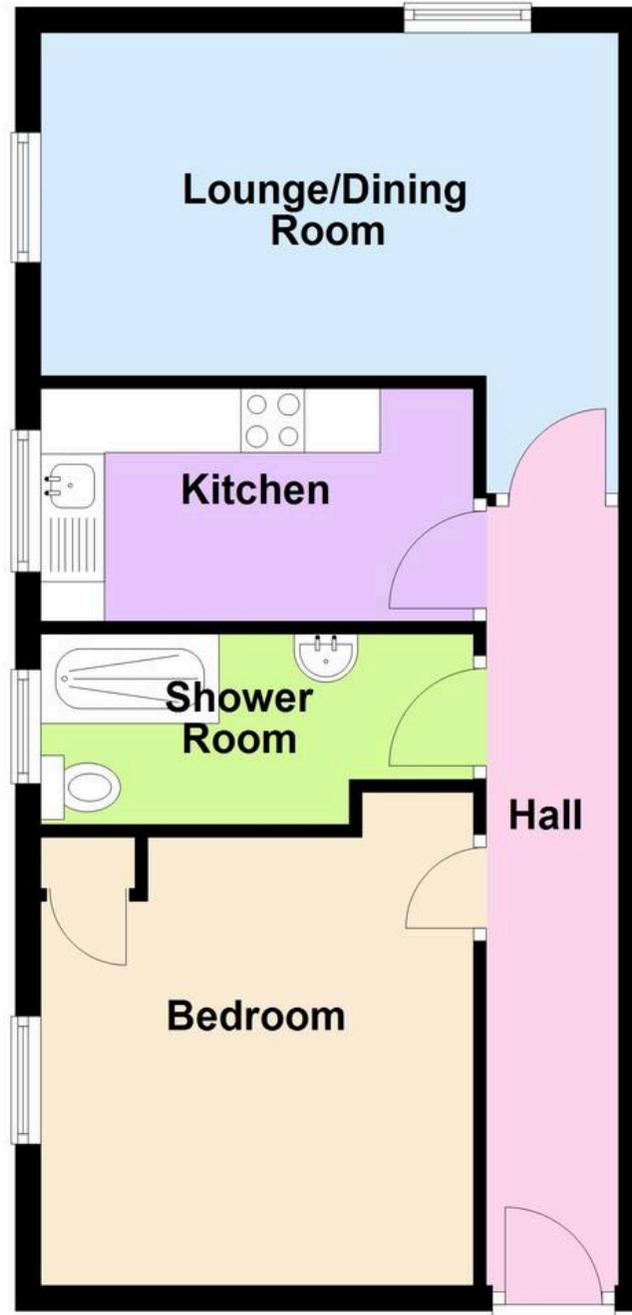
PERMIT

1 Parking Space

Permit parking or rental of garage option to rear.



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.