



FABRIC
APARTMENTS 22 41

Flat 32, 19 Yeoman Street, Leicester
£110,000

MOORE
& YORK



Flat 32

19 Yeoman Street, Leicester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Loft Style Apartment
- City Centre Location
- Two Bedroom & Bathroom
- Open Plan Living / Kitchen
- Walking Distance To Train Station & City Amenities
- No Upward Chain
- 50% Shared Ownership Option





Detailed Accommodation

Secure access leading to;

Communal Entrance Hall

Stairwell and lift leading to all floors.

Entrance Hall

Radiator

Open Plan Living Area

17' 0" x 16' 5" (5.18m x 5.00m)

Feature exposed brickwork, sealed double glazed windows, TV point, radiator, boiler cupboard, 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, built in oven and four piece ceramic hob with extractor fan over, plumbing for washing machine, tiled splash backs

Bedroom 1

11' 6" x 11' 3" (3.51m x 3.43m)

Radiator, sealed double glazed window, exposed brickwork

Bedroom 2

10' 7" x 8' 9" (3.23m x 2.67m)

Radiator, UPVC sealed double glazed window, exposed brickwork

Bathroom

7' 11" x 6' 0" (2.41m x 1.83m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail

Leasehold Information

125 years from 25th August 2006 Service Charge £227.18pcm Ground Rent £20.83pcm 50% ownership basis rent £315.35pcm

Services

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

Viewings





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GARDEN

There is no outside space.

ON STREET

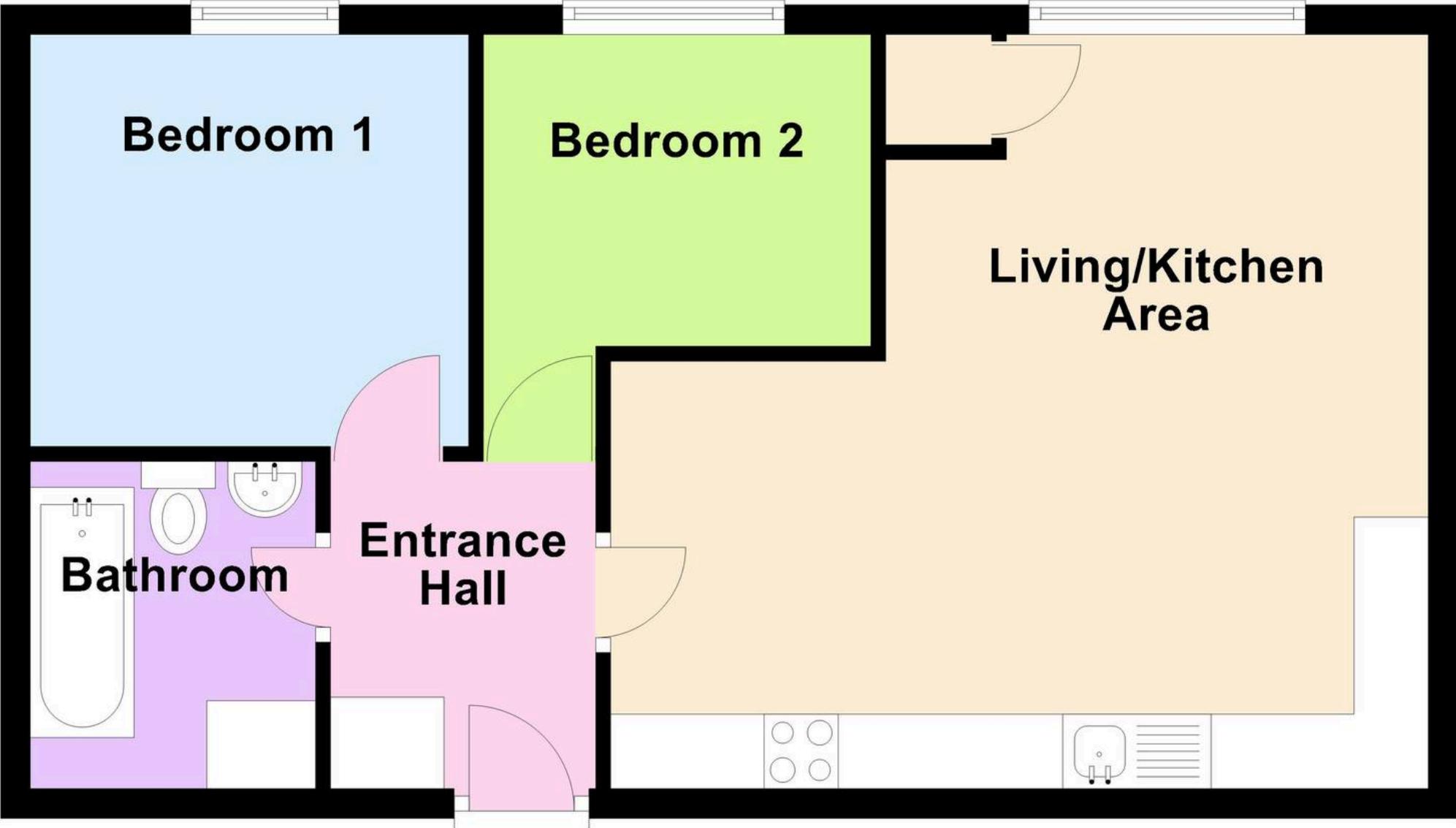
1 Parking Space

There is no allocated parking with this property, only paid for on street or car parks are available.





Ground Floor



Bedroom 1

Bedroom 2

Living/Kitchen Area

Bathroom

Entrance Hall



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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.