



Flat 5 26 De Montfort Street, Leicester  
£145,000

MOORE  
& YORK



## Flat 5 26 De Montfort Street

Leicester

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious First Floor Apartment
- Open Plan Living Area
- Kitchen Area with Integrated Appliances
- Lounge/Dining Area
- Character Features
- Double Bedroom & Four Piece Bathroom
- Situated Off Popular Tree Lined New Walk
- No Onward Chain



## DETAILED ACCOMMODATION

### ENTRANCE PORCH

Spotlight, hardwood door leading to ;

### ENTRANCE HALL

Split level steps, radiator, intercom phone.

### OPEN PLAN LOUNGE/KITCHEN

27' 6" x 11' 3" (8.38m x 3.43m)

Kitchen area comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, integrated dishwasher and washing machine, tiled splash backs, double radiator, spotlight sash window, tv point.

### BEDROOM

10' 2" x 12' 3" (3.10m x 3.73m)

Double radiator, fitted wardrobe, sash window, airing cupboard housing central heating boiler.

### BATHROOM

8' 4" x 7' 2" (2.54m x 2.18m)

Four piece suite comprising large tiled panelled bath, tiled corner walk in shower cubicle, Vanity sink unit and low level WC, tiled floor, tiled splash backs, heated towel rail.

### OUTSIDE

Allocated parking for one car

### Tenure

Leasehold 17/7/2003 until 01/01/2128 Service Charge approx £100 -£140 pm

### SERVICES

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

### VIEWING





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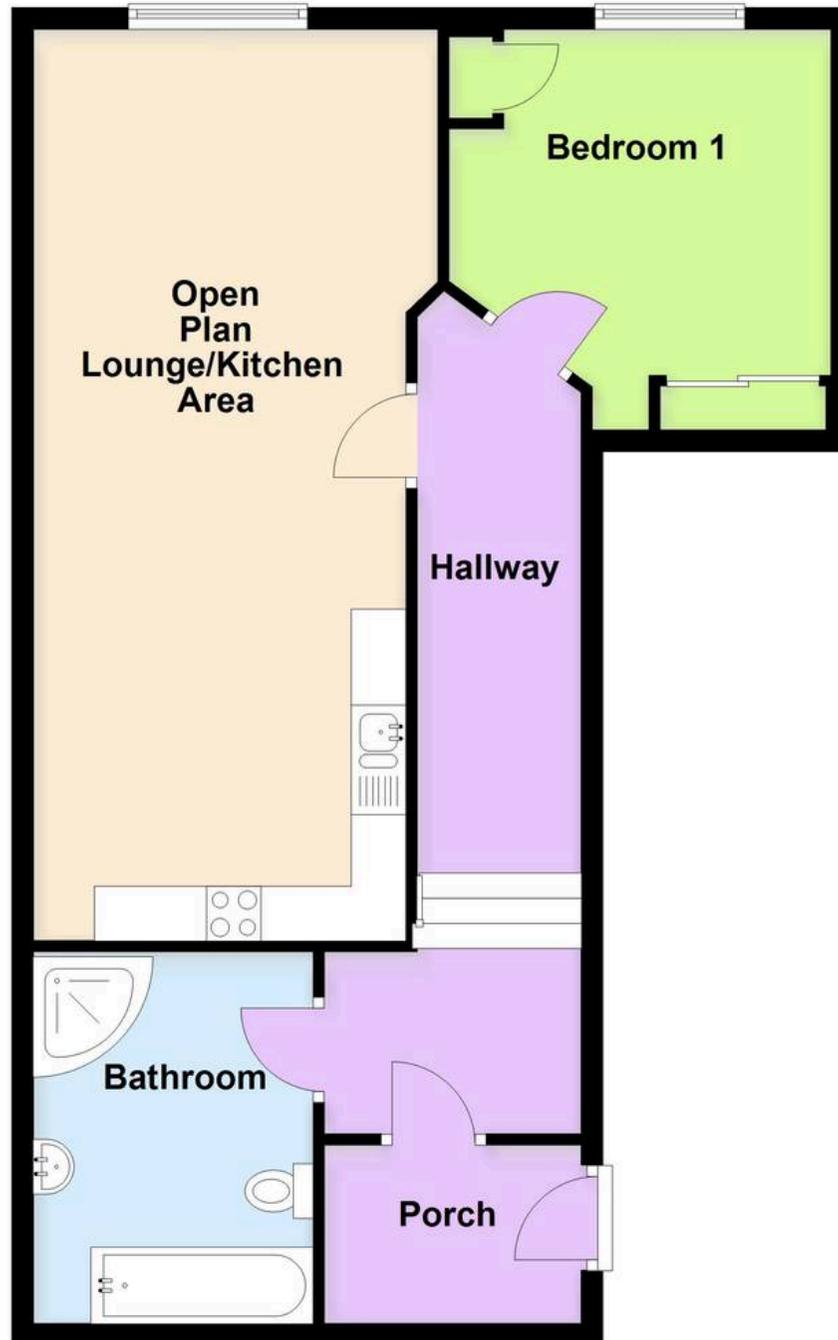
**COMMUNAL GARDEN**

**ALLOCATED PARKING**

1 Parking Space



# Ground Floor





## Moore & York

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