



Apt 5, 17 Newark Street, Leicester  
Leicester

Guide Price £70,000



## Apartment 5

17 Newarke Street, Leicester

Council Tax band: A

Tenure: Leasehold

- WELL DESIGNED STUDIO APARTMENT
- CHARACTER FEATURES
- OPEN PLAN LIVING AREA
- FITTED KITCHEN AREA
- CITY CENTRE LOCATION
- WALKING DISTANCE DMU & LRI HOSPITAL
- NO ONWARD CHAIN
- OVERLOOKING SUE TOWNSEND THEATRE



### **DETAILED ACCOMODATION**

Secure access to communal entrance.

### **OPEN PLAN LIVING AREA**

26' 4" x 14' 8" (8.03m x 4.47m)

Living/bedroom area with feature original steelwork pillars, electric heater, exposed beams and open plan archway leading to kitchen area comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, sash window to front aspect.

### **SHOWER ROOM**

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, electric heater.

### **SERVICES**

All mains services, with the exception of gas, are understood to be available. Central heating is provided by wall-mounted electric heaters and electric power points are fitted throughout and benefits from a door entry intercom system.

### **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

### **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor





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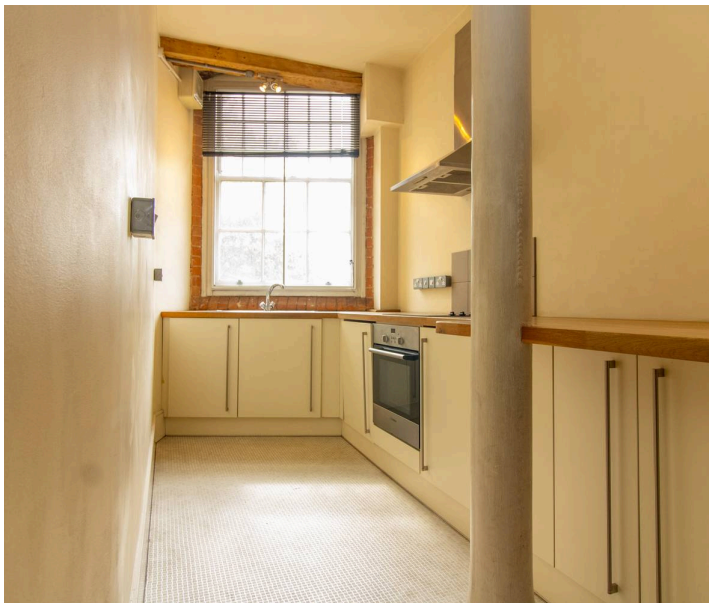
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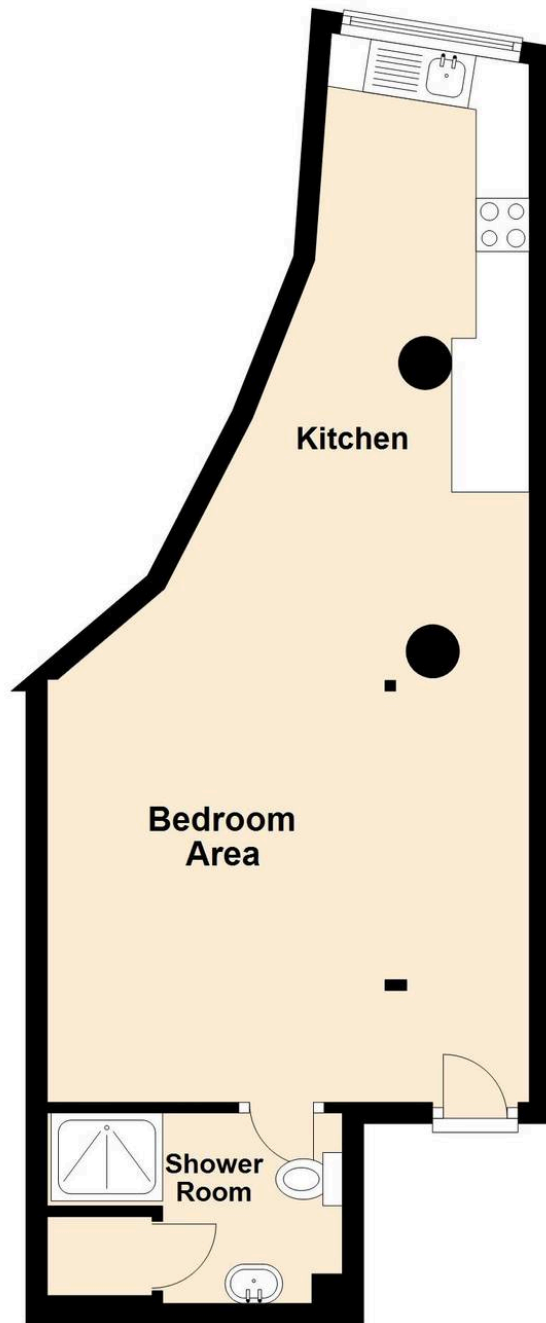
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## Moore & York

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