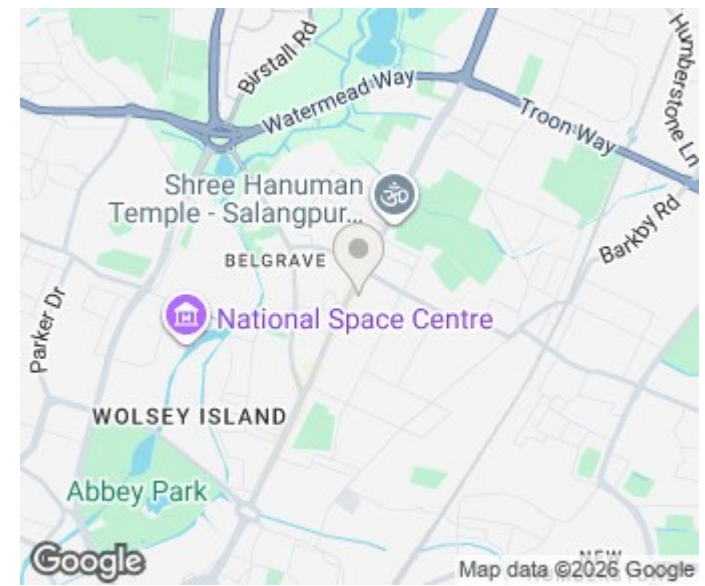
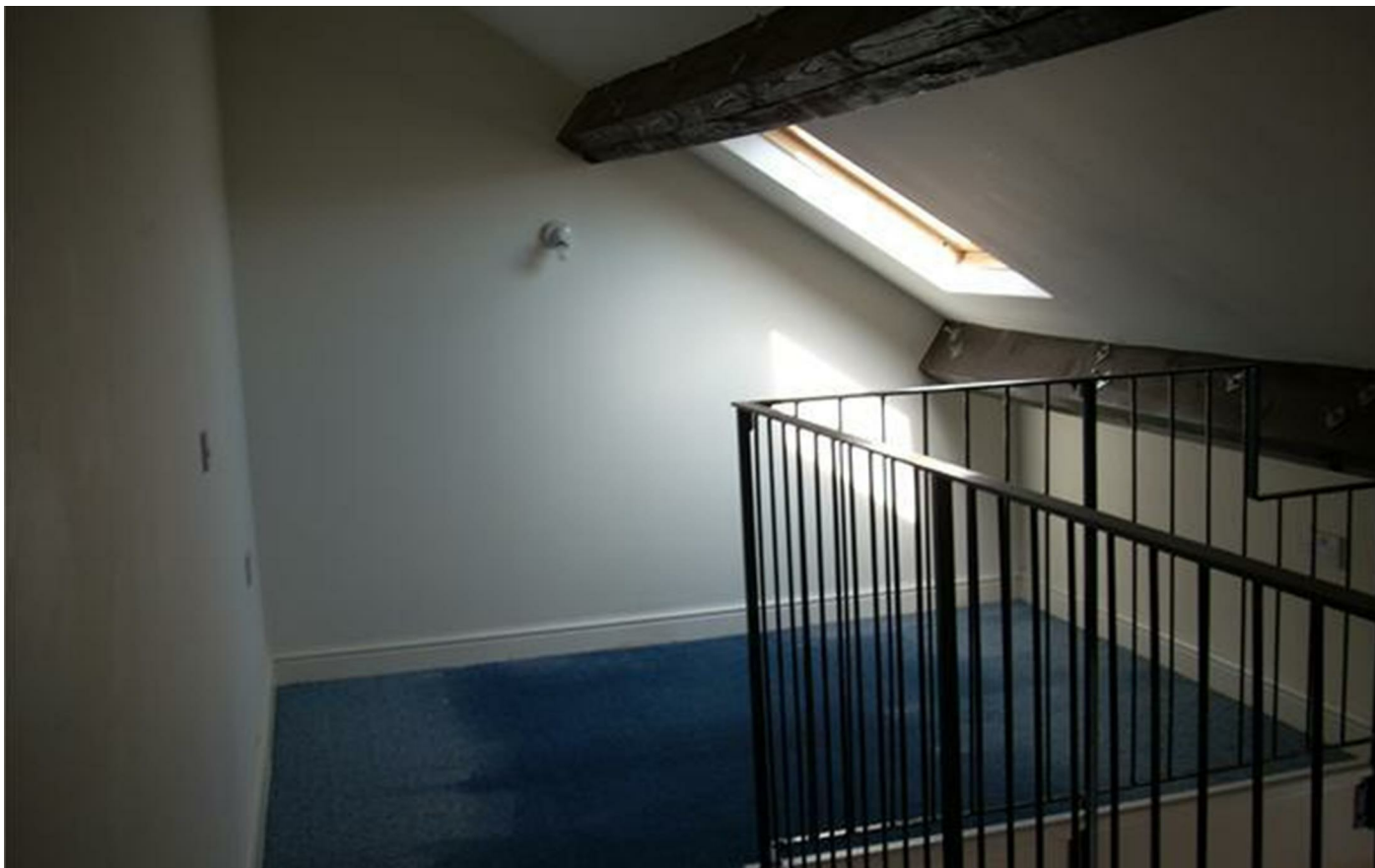


THE WALLACE BUILDING, MOORES ROAD,

£650 PER CALENDAR

A two bedroomed second floor duplex apartment with electric heating and double glazing. There is a communal entrance hall, staircase and landing. The accommodation comprises of open plan lounge/kitchen with built in electric oven, four ring hob and extractor over. There is a bedroom/study, a bathroom/wc with three piece suite and a spiral staircase to a mezzanine bedroom. EPC Band E. Council Tax Band A.

MOORE
& YORK



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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