



Flat 6, The Annexe, 3 Junior Street
Leicester

£155,000



Flat 6

The Annexe, Leicester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- LUXURY FIRST FLOOR APARTMENT
- FEATURE OPEN PLAN LIVING AREA
- LOUNGE AREA WITH ACCESS TO BALCONY SEATING
- LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- ALLOCATED SECURE PARKING
- WALKING DISTANCE CITY CENTRE
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

Secure code main entrance leading to;

COMMUNAL ENTRANCE

Stairs and lift leading to flats.

OPEN PLAN LIVING ROOM

31' 6" x 20' 9" (9.60m x 6.33m)

Entrance hall with spotlights and storage cupboard leading to lounge area incorporating UPVC French door with picture double glazed side panel leading to feature seating balcony, TV post, Luxury soft close fitted kitchen space comprising sink unit with cupboards under, matching base units with marble work surfaces over with matching upturn, deep pan drawers and cupboards under, complementary wall mounted eye level cupboards, integrated fridge/freezer, dishwasher and washing machine, induction four piece ceramic hob with curved display extractor fan over, sealed double glazed window, breakfast bar, spotlights

BEDROOM 1

13' 11" x 11' 4" (4.24m x 3.45m)

Range of fitted bedroom furniture including wardrobes, bedside cabinets and blanket cupboards, sealed double glazed porthole style window, media unit with inset flat screen TV.

BEDROOM 2

15' 5" x 9' 10" (4.70m x 3.00m)

Sealed double glazed port hole style window.

SHOWER ROOM

7' 10" x 6' 6" (2.39m x 1.98m)

Luxury three piece suite comprising walk in sliding door large tiled shower cubicle, Vanity sink unit set in bathroom cabinet incorporating WC, designer heated towel rail, large tiled throughout.

OUTSIDE

Secure gated access leading to allocated parking and communal seating areas.

SERVICES





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BALCONY

SECURE GATED

PERMIT



Ground Floor





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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.