



Flat 2, Chancery House 1A Rupert Street, Leicester
Leicester

Offers Over £60,000



Flat 2

Chancery House 1A Rupert Street, Leicester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CITY CENTRE GROUND FLOOR FLAT
- ATTRACTIVE VICTORIAN PROPERTY CONVERSION
- OPEN PLAN LIVING AREA
- KITCHEN AREA WITH INTEGRATED APPLIANCES
- MODERN ELECTRIC HEATING & DOUBLE GLAZING
- DOUBLE BEDROOM & SHOWER ROOM
- WALKING DISTANCE DEMONTFORT UNIVERSITY
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

Secure access leading to;

COMMUNAL ENTRANCE

ENTRANCE HALL

Airing cupboard

OPEN PLAN LIVING ROOM

Incorporating a modern kitchen area comprising sink with cupboards under, matching base units with work surfaces over, drawers and cupboard's under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood with matching splash back, plumbing for washing machine open plan access to sitting room with electric heater, TV point and UPVC sealed double glazed window.

BEDROOM 1

Electric heater, UPVC sealed double glazed window.

SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, Vanity sink unit and low level WC, tiled splash backs, heated towel rail, spotlights.

SERVICES

All main services are understood, except gas, to be available. Central heating is electric, electric power points are fitted throughout the property. and windows are double-glazed.

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





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GARDEN

no garden

ON STREET

1 Parking Space



Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

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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.