



Flat 3, Wimbledon House, 21 Wimbledon Street  
Leicester

£95,000





## Flat 3

Wimbledon House, Leicester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- LOWER GROUND FLOOR CITY CENTRE APARTMENT
- FEATURE OPEN PLAN LIVING AREA
- KITCHEN AREA WITH INTEGRATED APPLIANCES
- TWO BEDROOMS & BATHROOM
- REAR TERRACE SEATING AREA
- NO ONWARD CHAIN



## **DETAILED ACCOMMODATION**

Secure access leading to;

## **COMMUNAL ENTRANCE**

Stairs and lifts leading to flats.

## **ENTRANCE HALL**

Electric heater, intercom phone

## **OPEN PLAN LIVING ROOM**

21' 0" x 15' 5" (6.40m x 4.70m)

Kitchen area comprising circular sink and drainer with cupboards under, matching base units with work surfaces over with matching upturn, drawers and cupboards under, complementing eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood with matching splash back, integrated dishwasher and fridge, plumbing for washing machine, living area with feature steel pillars, electric heaters, sealed double glazed French doors to rear patio

## **BEDROOM 1**

12' 0" x 8' 1" (3.66m x 2.46m)

Electric heaters, dual aspect windows

## **BEDROOM 2**

12' 5" x 8' 8" (3.78m x 2.64m)

Electric heater

## **BATHROOM**

8' 1" x 9' 1" (2.46m x 2.77m)

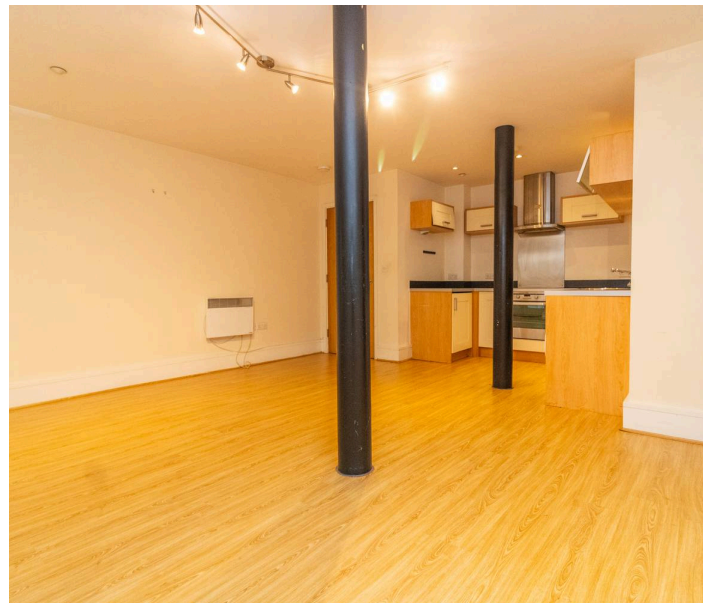
Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, heater towel rail, built in cupboard housing hot water tank, tiled throughout.

## **OUTSIDE**

Rear shared patio area providing seating

## **VIEWING**

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







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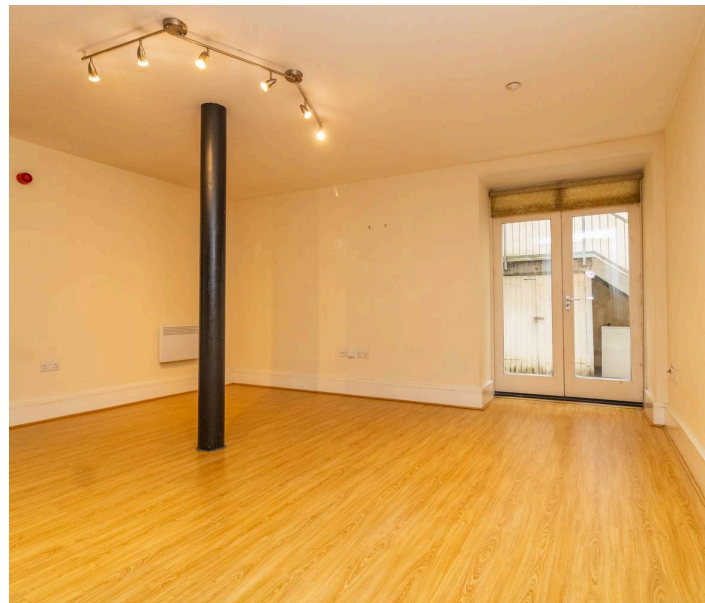
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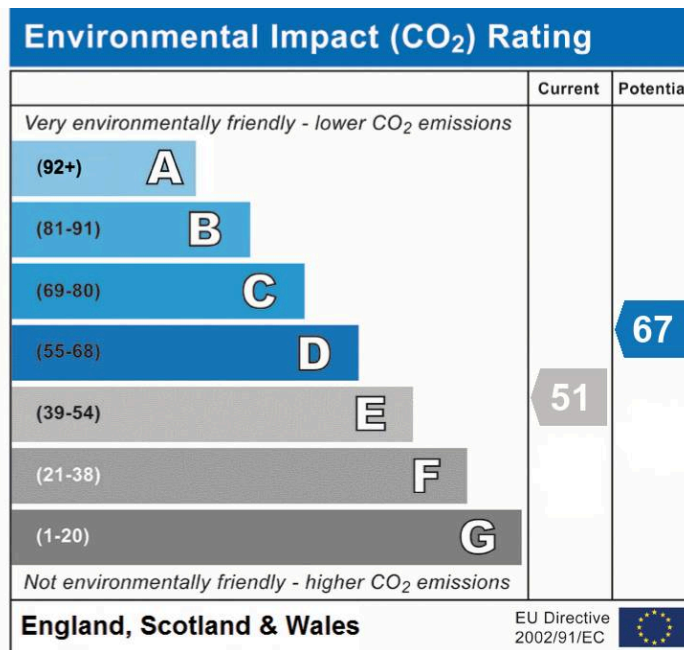
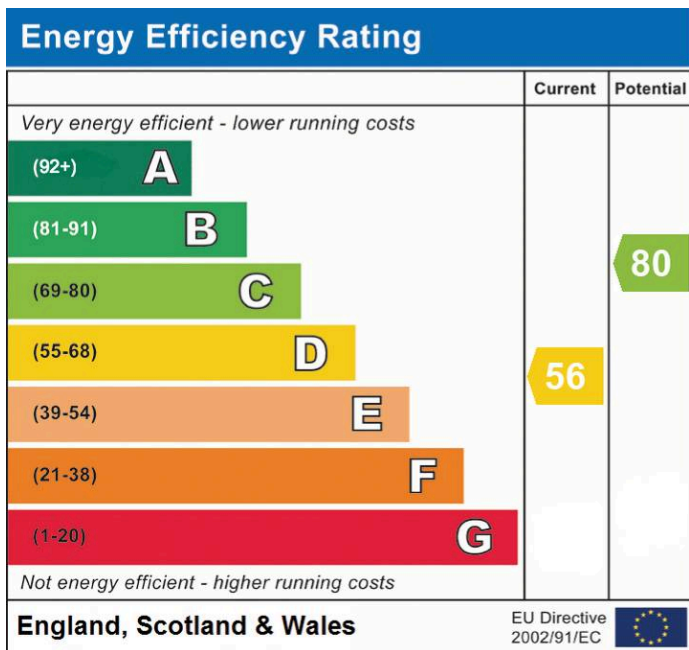
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# Ground Floor







## Moore & York

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