



11 Riverdale Close, Syston
Leicester

£138,500



11 Riverdale Close

System, Leicester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- PURPOSE BUILT SECOND FLOOR FLAT
- POPULAR TOWN LOCATION
- WELL DESIGNED LIVING ROOM WITH SITTING, DINING & KITCHEN AREAS
- KITCHEN AREA WITH INTEGRATED APPLIANCES
- TWO BEDROOMS & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- COMMUNAL PARKING
- NO ONWARD CHAIN
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

Secure communal stairwell leading to second floor access to flat.

ENTRANCE HALL

Intercom phone, access to loft space, radiator, airing cupboard housing central heating boiler

OPEN PLAN LIVING ROOM

28' 9" x 19' 9" (8.76m x 6.02m)

Nicely designed to provide a dining area with Velux sealed double glazed window and radiator, a sitting area with radiator and French doors to Juliet balcony and a fully fitted kitchen area comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated dishwasher and fridge freezer, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed window.

BEDROOM 1

11' 4" x 11' 0" (3.45m x 3.35m)

Radiator, UPVC sealed double glazed window.

BEDROOM 2

8' 1" x 7' 5" (2.46m x 2.26m)

Radiator, UPVC sealed double glazed window.

BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)

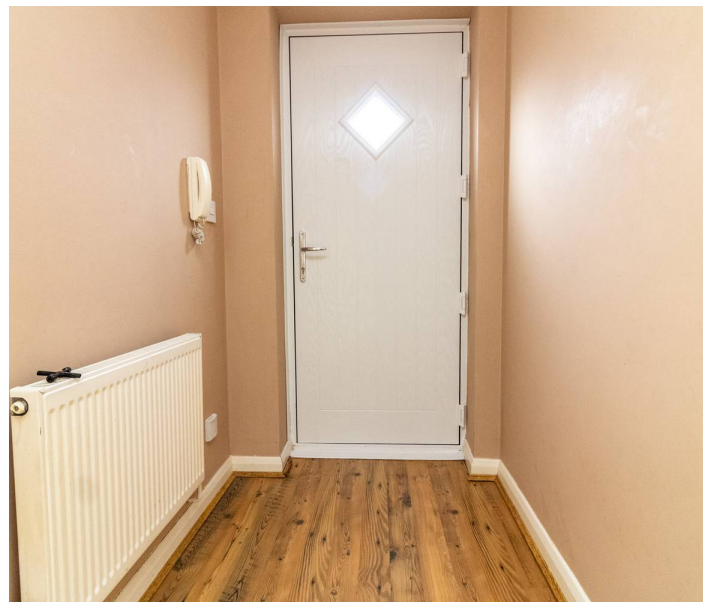
Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, large tiled splash backs, heated towel rail, sealed double glazed Velux window

OUTSIDE

Communal parking for residents only.

VIEWING

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





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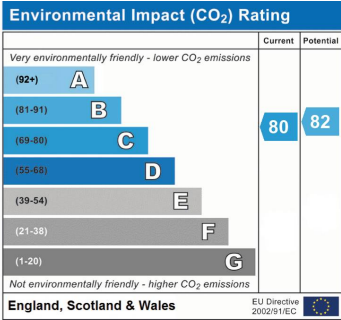
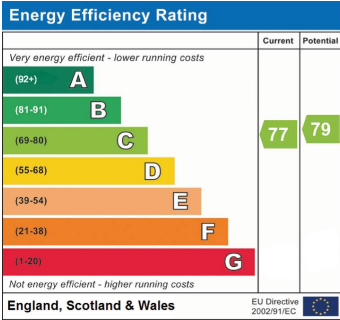


GARDEN

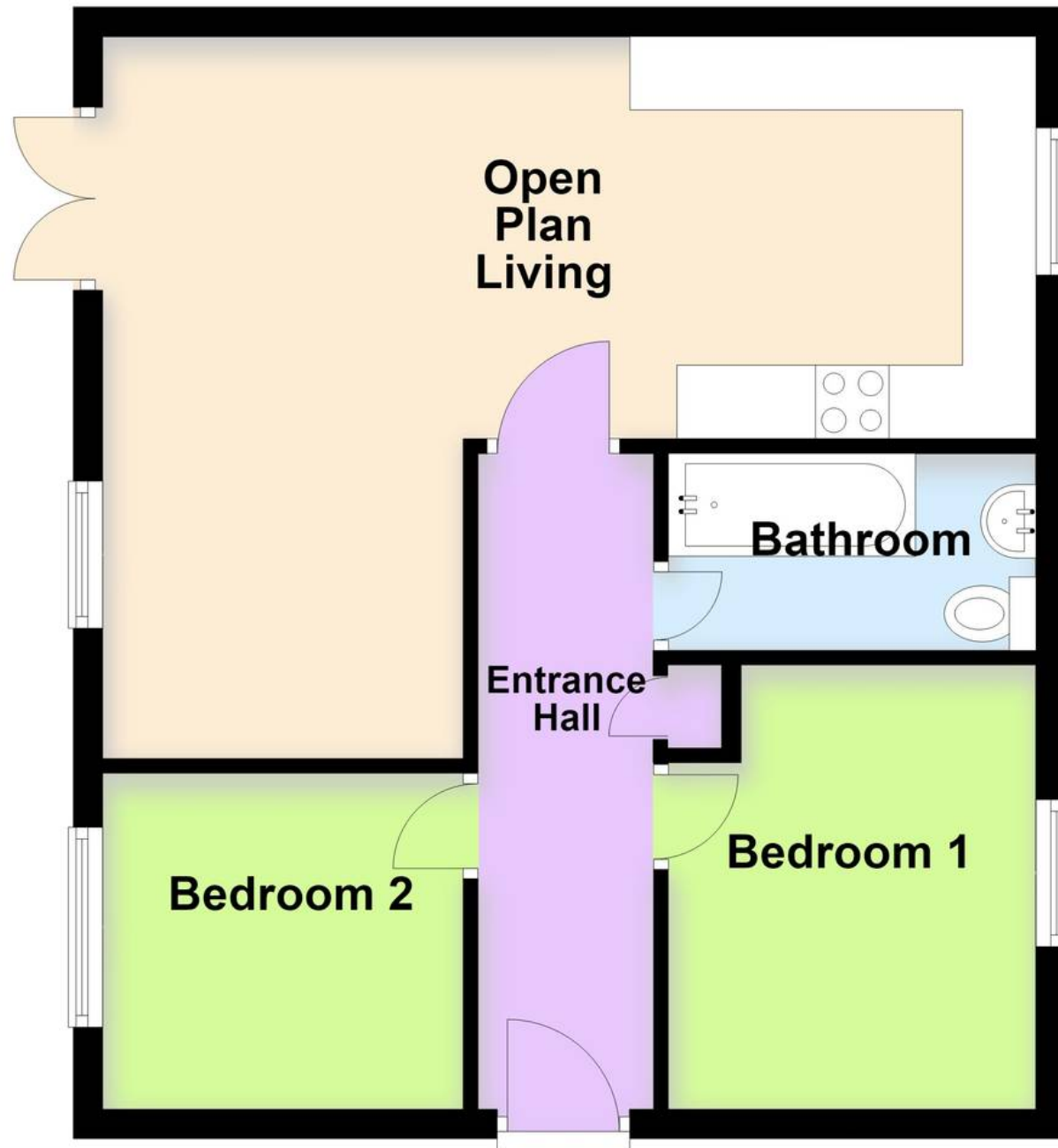
no garden

ALLOCATED PARKING

1 Parking Space



Ground Floor





Moore & York

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www.mooreandyork.co.uk

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.