



# READINGS

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11 Newarke Street  
Leicester, LE1 5SN

**£160,000**





## 11 Newarke Street

, Leicester, LE1 5SN

This stylish loft-style apartment is available with no onward chain and offers the perfect mix of modern living with plenty of character, thanks to its exposed brick walls, high ceilings and exposed beams. You'll also have the bonus of a secure parking space.

Set on the first floor, with both stairs and a lift for easy access, the apartment welcomes you with an entrance hall that opens into one impressive open-plan space. Here you'll find a generous living and dining area, a modern open kitchen and two unique bedroom "pods" with glass block walls—designed to let in natural light while keeping the ceilings open to maintain that fantastic loft feel. There's also a bathroom with a full four-piece suite.

The property comes with electric heating, uPVC double-glazed windows and a long lease with 975 years remaining. Current charges are: Service Charge £1,923.12, Buildings Insurance £487.73, and a Reserve Fund contribution of £1,111.11 for communal maintenance.

All in all, it's a great opportunity to own a quirky, centrally located apartment in a sought-after development—complete with parking.







### Property Information

Tenure: Leasehold with 975 years remaining.  
Service Charge: £1923.12 Buildings Insurance: £487.73 Reserve fund contribution for communal building maintenance: £1111.11

Local Authority: Leicester City

Council Tax Band: D

Type of Construction:

Services: The property is offered to the market with heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

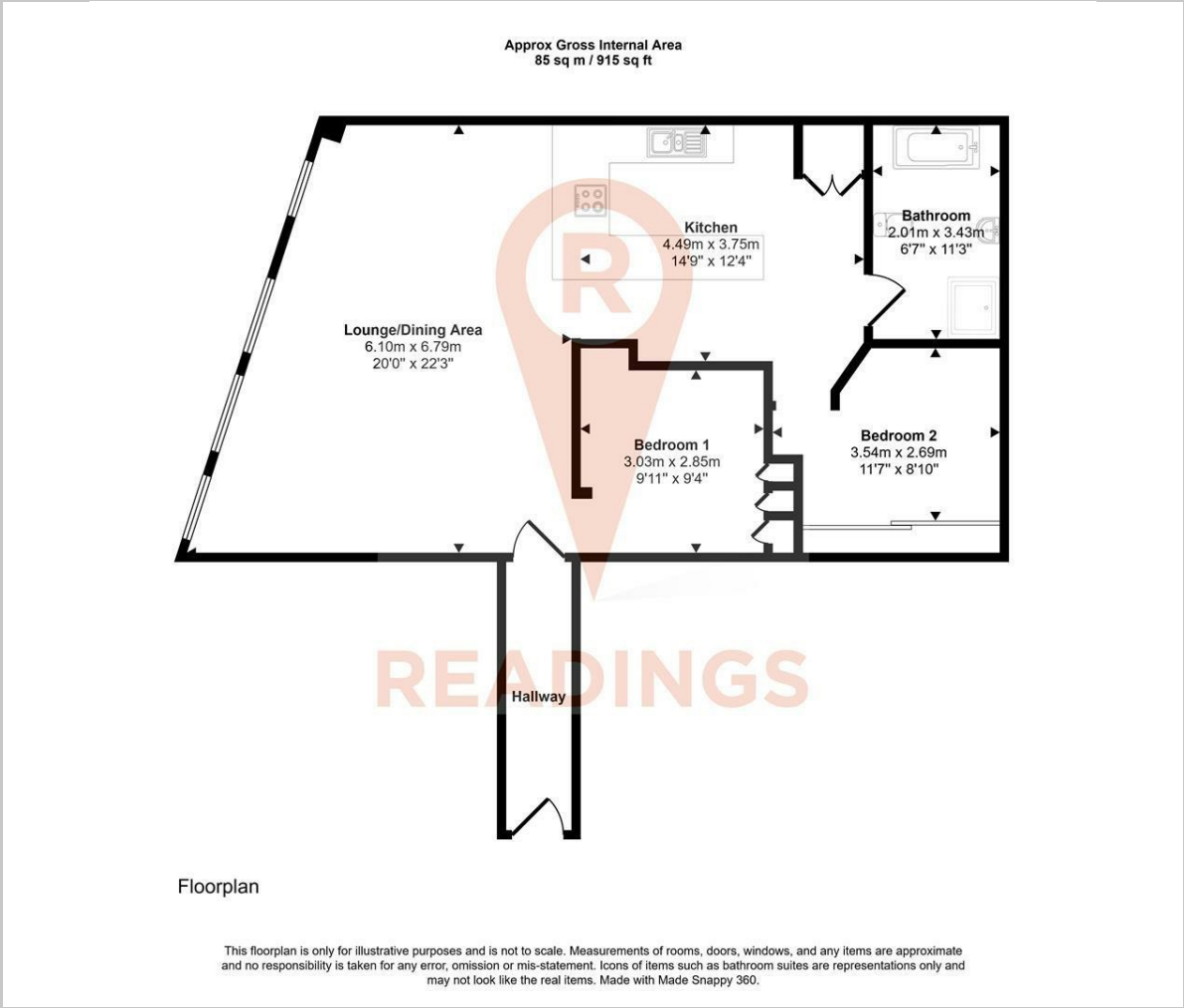
### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

