

New Walk Central Apartments, Princess Road East, Leicester

In Excess of £185,000

Located in the New Walk District is this apartment with an OPEN PLAN LIVING KITCHEN DINING ROOM, two bedrooms, four-piece family bathroom and SECURE UNDERGROUND PARKING



Knightsbridge
Estate Agents

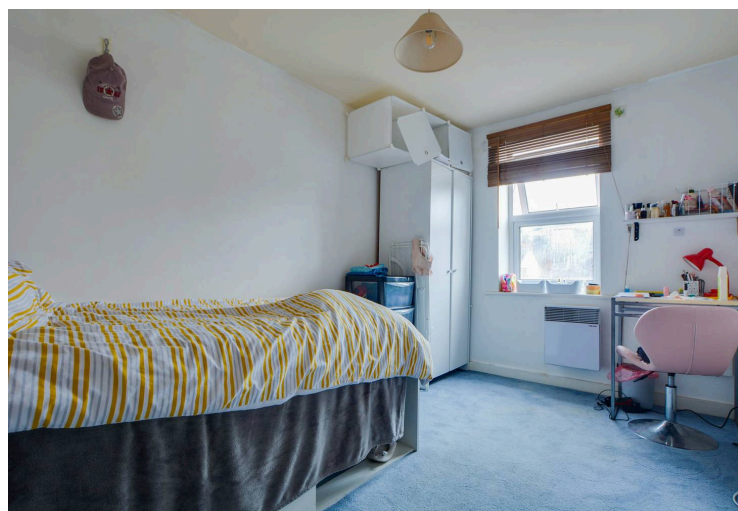
0116 274 5544

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Entrance Hall

With a built-in cupboard and electric wall heater.

Open Plan Living Kitchen Dining Room

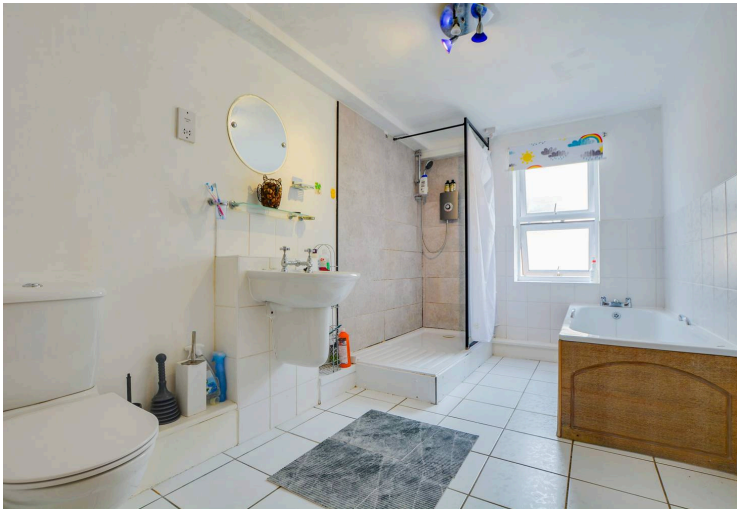
25' 0" x 15' 11" (7.63m x 4.86m)

Living Section: With double-glazed windows to the side and front elevations, a TV point and two wall-mounted electric heaters. Kitchen Section: With a double-glazed window to the side elevation, wood effect laminated flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, four-ring ceramic electric hob, oven with extraction hood over, plumbing for slim line dishwasher and plumbing for a washing machine.

Bedroom One

16' 6" x 11' 3" (5.02m x 3.42m)

With a double-glazed window to the front elevation, built-in wardrobe and an electric wall heater.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	63
England, Scotland & Wales		EU Directive 2002/91/EC	

Bedroom Two

11' 9" x 7' 9" (3.58m x 2.37m)

With a double-glazed window to the front elevation and an electric wall heater.

Bathroom

13' 0" x 7' 2" (3.96m x 2.18m)

With a double-glazed window to the side elevation, tiled flooring, bath, shower cubicle with shower over, WC, wash hand basin, tiled splash backs and a wall mounted heated towel rail.

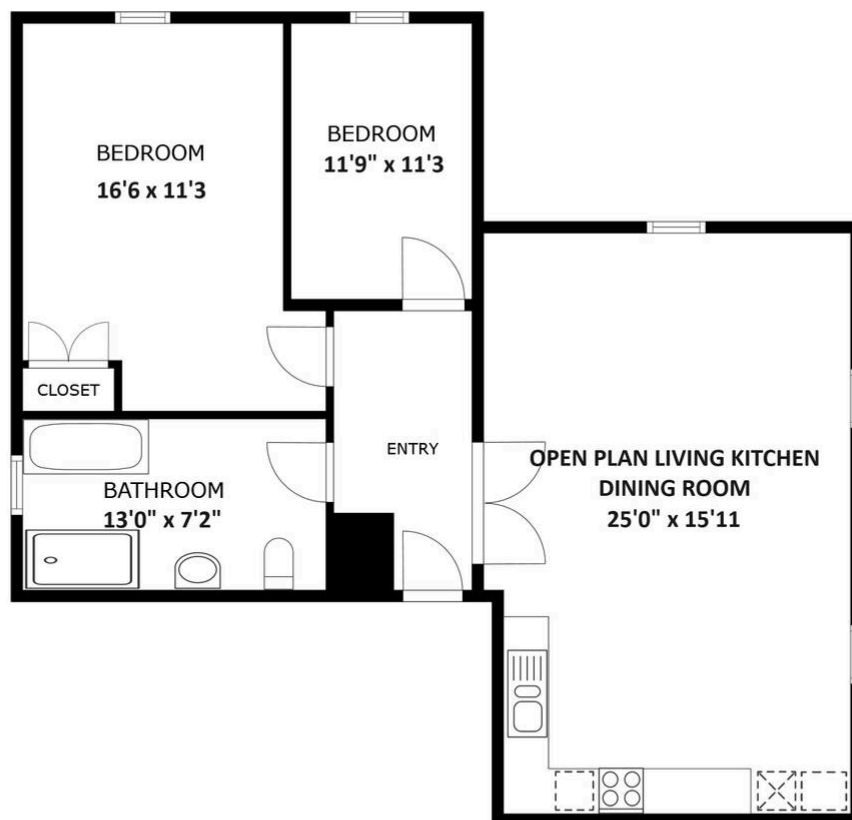
Allocated Parking 1 Vehicle

Secure underground parking is entered via an electronically operated gate.

Lease Details

Current Service Charge: £1,998 per year

Length of Lease: 101 years remaining



FLOOR PLAN

Total floor space 1302.43 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.