

FOR SALE

The River Buildings

Western Road, Leicester

LE3 0GR



OFFERS OVER: £125,000

- A Superb & Well Presented First Floor Apartment of Approximately 1,140 Sqft (106 sqm)
- Located Near To Narborough Road & Within Walking Distance To Many Nearby Amenities
- Balcony With Riverside Views of The Grand Union Canal River Soar
- Entrance Hall, Open Plan Lounge/Diner, Kitchen, Master Bedroom With En-suite, Further Bedroom & Bathroom
- Secure Allocated Parking & Secure Entry System
- Offered With No Chain
- Ideal For First Time Buyers & Investors



Location

The River Buildings is located on Western Road, which is situated off Narborough Road. The property benefits from being located within close proximity to an array of amenities including convenience stores, restaurants, Leicester Royal Infirmary, De Montfort University and is within walking distance to Leicester City Centre. The area benefits from transport links to and from areas of Leicester and is near to the M1/M69.

Description

A superb and well-presented first floor apartment of approximately 1,140 sqft (106 sqm) within a gated development, overlooking the Grand Union Canal River Soar. This property is one of the three larger style, 2 bedroom apartments in the building and briefly comprises; a secure communal entrance with stairwell and lifts leading to the apartments, private entrance hall, large open planning lounge/diner with French doors that open out onto a private balcony providing views of the nearby canal, kitchen, master bedroom with fitted wardrobe and ensuite shower room, a further bedroom with a large fitted wardrobe, and a bathroom. Externally, the property benefits from a communal car park with one allocated parking space with access via electrically operated security gates.

The property is suitable for first time buyers and investors, and is offered with no chain.

Accommodation

All measurements are approximate:

Entrance Hall

Wall mounted electric storage heater, spotlights, power points.

Lounge - 16' 4" x 24' 8" (4.97m x 7.51m)

Double glazed French doors leading out onto balcony with views of the river, double glazed window, electric storage heater, TV point, built in cupboard with space for a washing machine, new carpet, spotlights, power points.

Kitchen - 9' 9" x 13' 7" (2.97m x 4.14m)

Double glazed window to rear, wall mounted units, base units and drawers set beneath a grey roller edge worktop, stainless steel circular sink with mixer tap, tile splashback surrounds, electric oven, four burner electric hob with extractor fan over and stainless-steel splashback, spotlights, power points.

Balcony - 16' 1" x 2' 7" (4.90m x 0.79m)

With beautiful river side views overlooking the Grand Union Canal River Soar, decking, external lighting and steel safety balustrade.

Bedroom One - 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to rear, electric storage heater, built in wardrobe, tv point, access to:

En-suite - 11' 6" x 5' 6" (3.50m x 1.68m)

Double glazed window to rear, shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tile splashback surrounds, tiled floor, chrome heated towel rail, spotlights.

Bedroom Two - 11' 5" x 10' 1" (3.48m x 3.07m)

Double glazed window to rear, fitted wardrobe, electric storage heater, pendant light fitting, power points.

Bathroom - 9' 1" x 6' 1" (2.77m x 1.85m)

Tiled bath with shower over and shower screen, pedestal wash hand basin with mixer tap, low level WC, tile splashback surrounds, chrome heated towel rail, pendant light fitting.

Outside

Communal car park with access via electric operated security gates. One allocated parking space.

Tenure

Leasehold.

We have been advised that there is a 125-year lease with 102 years remaining, a service charge of £1,747.25 per annum, ground rent of £250 per annum and building insurance of £406.38 per annum.

EPC

Pending.

Council Tax

The property falls within Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(Made with floorplan 3.0.0.0)

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