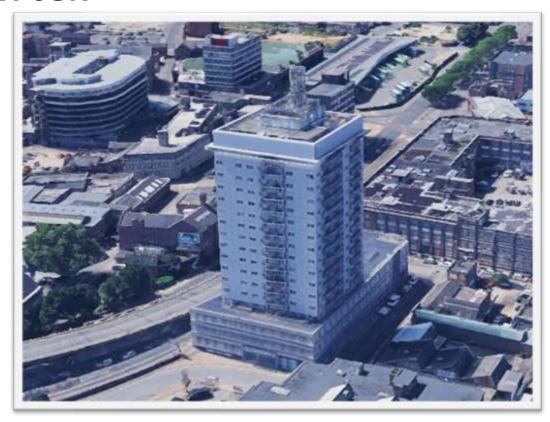


SHONKI BROTHERS LTD 85 GRANBY STREET, LEICESTER LE1 6FB TEL 0116 254 3373

> EMAIL: INFO@SHONKIBROTHERS.COM WEB: WWW.SHONKIBROTHERS.COM

FOR SALE

The Horizon Building Navigation Street, Leicester City Centre LE1 3UN



ASKING PRICE: £85,000

- A 14th Floor, One Bedroom Apartment With a Balcony Providing Panoramic Views
- Convenient City Centre Location
- Estimated Rental Value: £800 pcm (£9,600 pa)
- Entrance Hall, Living Kitchen, Bedroom, Bathroom & Balcony
- Secure Intercom Entry System, Concierge Service, Lift & Staircase
- Basement Car Park
- Leasehold 131 Years Remaining
- Offered With No Upward Chain
- Ideal For Investors







Location

This 14th floor refurbished property is conveniently situated within the walking distance of the city centre, enabling access to supermarkets, Restaurants, Cafes, High-Cross & Haymarket shopping malls, Leicester train station, St Margaret's (Intercity & major Airports) Bus Station, Haymarket Regional Bus Station, Universities, Abbey Park, Night Clubs, Phoenix Cinema & Art Centre, Curve & Haymarket Theatres.

Description

The property comprises; entrance hall, living kitchen, bedroom, bathroom (bath with shower) and external balcony.

The property has undergone refurbishment with all existing walls, ceilings, skirting boards, door frames, external balcony handrails and plate panels having been recently repainted. The communal areas, external wall cladding and external balcony decking have been renovated in accordance with the Fire Safety Regulations 2022 certification.

The estimated rental value is £800 pcm (£9,600 per annum), providing a 11.3% yield.

Accommodation

All measurements are approximate:

Entrance Hall - 28' 2" x 4' 2" (8.58m x 1.27m)

Includes wall mounted electrical heater, several wall mounted clothes hooks, notice board, fuse-box, video/intercom system, heating control, the existing floor has been recently installed with laminated wood flooring.

Living Kitchen - 20' 6" x 13' 1" (6.24m x 3.98m)

Includes of Integral electrical hot water tank, dishwasher, washing machine, fridge freezer, wall mounted electrical heater, stainless steel electric oven, hob, extractor hood with matching sink unit and drainer. telephone/internet/television connection sockets, 4 half-height double glazed windows, 2 full (ceiling to floor) height windows, balcony door. The existing floor has been recently installed with laminated wood flooring. reinforced glass top table with 4 metal tube legs and 4 foldable grey painted metal chairs.

Bedroom - 10' 4" x 9' 1" (3.15m x 2.77m)

Includes 2 half-height double glazed windows, wall to wall heavy duty brown carpet, wall mounted electrical heater, 2 storage box seats and telephone/internet connection socket.

Bathroom - 6' 8" x 5' 5" (2.03m x 1.65m)

Includes standard size bathtub with shower fixtures, safety handles around bathtub, overhead curtain rail, cabinet for storage, wash hand basin, mirror, low level w.c, draining rack, wall mounted electrical heater, extractor, door / wall mounted clothes/towel hanging hooks and recently installed heavy duty lino covering the floor.

Balcony - 16' 0" x 3' 11" (4.87m x 1.2m)

Includes recently installed aluminium decking, all round repainted existing handrails/plate panels on three sides, bistro set (2 external seats and portable table) on the left-hand side and an external sofa-type seat on the right-hand side of the external balcony door.

Tenure

Leasehold.

150 years lease from 2006 - 131 years remaining Ground Rent - £150.00 per annum and payable half yearly in advance

Service Charge - £2,600 per annum

EPC

Band C.

Council Tax

The property falls within Band A.

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

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com







UPPER FLOOR



Whilel every attempt has been make an ensure the accuracy of the Scorptan consisted free, measurement of doors, weather, more and any other terms are approximate and on responsibly to share the any orns, onliness or min-statement. The plan is to advantance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have one been tested and no guarante as to they operatively or efficiency can be given.

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795 VAT NUMBER: 856 0294 16



