

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

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UPPER FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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