



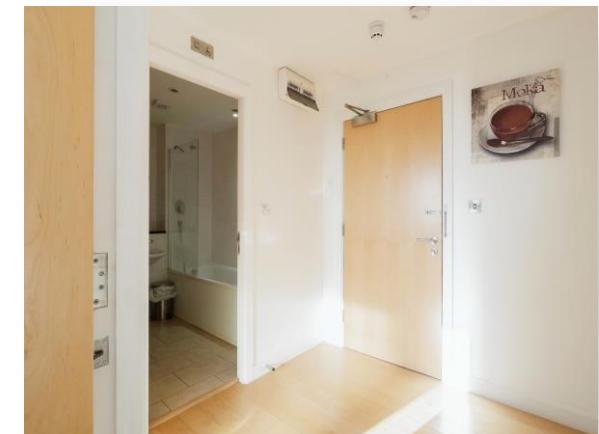
**The Horizon Navigation Street, Leicester LE1 3UN**



welcome to

## The Horizon Navigation Street, Leicester

A two bedroom apartment located on the 14th Floor offering communal entrance leading to a lift service and stairs. Once on the 14th Floor, the apartment offers a hallway leading to the two bedrooms, bathroom and to the lounge/kitchen. OFFERING VIEWS OF LEICESTER.



## **Communal Entrance**

With access to the lift or stairs to all floors.

## **Apartment Entrance Hall**

With access to all rooms

## **Lounge / Kitchen**

19' 1" x 16' 11" ( 5.82m x 5.16m )

Fitted kitchen area with wall and base units with work surfaces over, sink drainer unit, two electric radiators, integrated oven, hob and dishwasher. Door to the balcony.

## **Bedroom One**

11' 6" x 11' 5" ( 3.51m x 3.48m )

Window to the front and electric radiator.

## **Bedroom Two**

14' 6" x 7' 2" ( 4.42m x 2.18m )

Window to the front and electric radiator.

## **Bathroom**

Bath with shower over, WC, hand wash basin and

towel rail.



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## The Horizon Navigation Street, Leicester

- Two Bedroom Apartment
- 14th Floor
- Fitted Kitchen
- Views Of Leicester
- Ideal Investment/First Time Purchase

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2200.00

Ground Rent: 150.00

**£95,000**



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This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

LHS118816 - 0006



**0116 251 4131**



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB



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