



Asking Price £100,000

Navigation Street, Leicester, LE1 3UN

- Two Bedrooms
- Open Plan Living Kitchen
- Lift access
- Chain Free
- Bathroom
- Council Tax Band A
- Lounge
- Balcony
- Leasehold
- EPC Rating C



Calling all INVESTORS or FIRST TIME BUYERS.

This well presented 14th floor contemporary styled TWO BEDROOM apartment is ideally situated within the heart of the city centre, being well served for The Highcross Shopping centre, Leicester train station and Universities.

The accommodation boasts elevated views and briefly comprises spacious open plan kitchen / living space with balcony, two bedrooms and a bathroom.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

COMMUNAL ENTRANCE

Having full time concierge (Mon - Fri 9 - 5 Sat mornings), stairs and two lifts to all floors with secure main entrance doorways :



HALLWAY

Front door, video entry phone, fuse box, electric heater.



LOUNGE

19'2" x 16'8" (5.86 x 5.10)

Spot lights, two electric heaters, double glazed sliding door to rear aspect leading onto balcony.



OPEN PLAN LIVING KITCHEN

19'2" x 16'8" (5.86 x 5.10)

Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for washing machine, spot lights, electric hob with oven and extractor.



BEDROOM ONE

11'11" x 11'2" (3.65 x 3.41)

Spot lights, electric heater, double glazed window to rear aspect.



BATHROOM

7'7" x 6'11" (2.32 x 2.12)

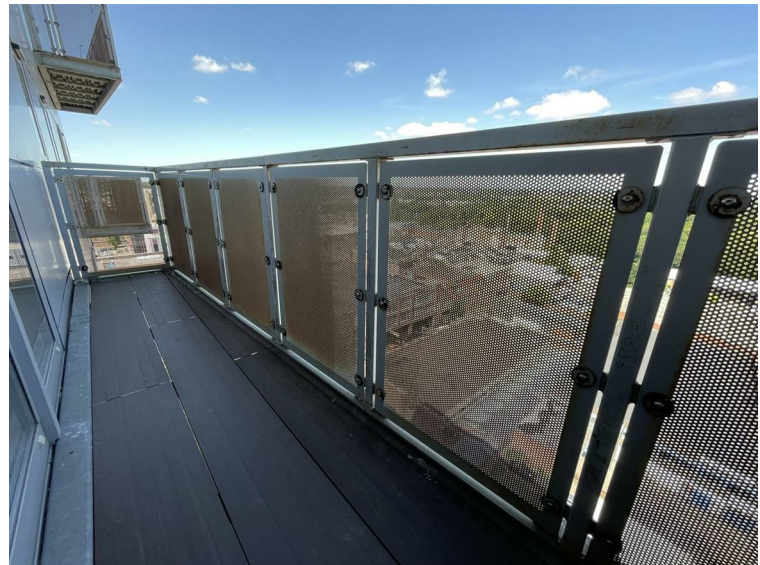
Bath with mains shower, wash hand basin, low level W/C, spotlights, tiled floor and walls, electric towel heater.



BEDROOM TWO

13'2" max x 7'7" max (4.02 max x 2.33 max)

Spot lights, electric heater, double glazed window to rear aspect.



BALCONY

Accessed from the lounge offering far reaching views.



LEASE

Management Company: Pinnacle
150 yr lease from 2006 - 133 years remaining
Ground Rent - £150.00 PA payable half yearly in advance
Service Charge - £837.34 per quarter
For full details please contact Barkers 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

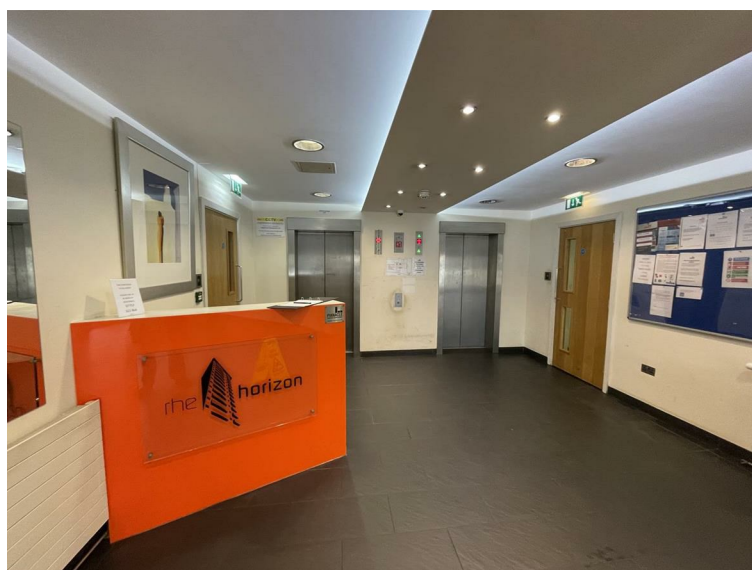
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

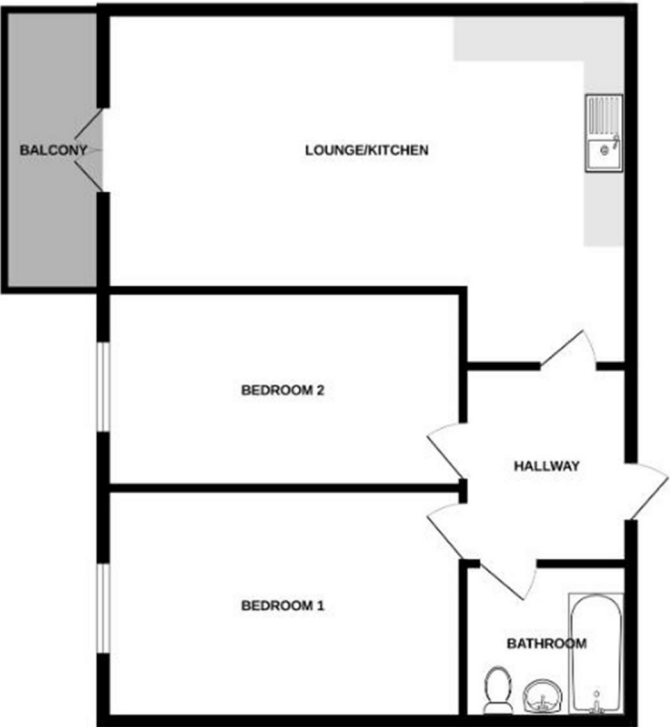
Monday to Friday 9am -5pm

Saturday 9am - 4pm



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	77	87
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

