

## Guide Price £140,000

Turner Street, City Centre, Leicester, LE1 6WY

- Immaculately Presented Apartment
- Spacious Living / Kitchen
- Modern Shower Room
- GCH, EPC E, Council Tax A
- Early Viewing Highly Recommended
- First Floor Location
- Two Double Bedrooms
- Leasehold & 33% Share of Freehold
- Ideal Investment or Residential Purchase
- No Upward Chain



Guide Price £140,000-£150,000

**A DELIGHTFULLY APPOINTED TWO BED FIRST FLOOR  
LEASEHOLD APARTMENT WITH 33% SHARE of FREEHOLD**

Situated in a sought after prime City Centre location, within a period conversion, whilst being well served for De Montfort & Leicester Universities, the Royal Infirmary, Banatynes gym, Leicester train station and excellent everyday local amenities can be found within a short walking distance. This attractive living accommodation would provide an ideal Investment Opportunity or Residential Purchase that briefly comprises, open plan living kitchen, two double bedrooms, shower room and benefits from 33% ownership of Freehold

**EARLY VIEWING IS HIGHLY RECOMMENDED | CHAIN FREE**

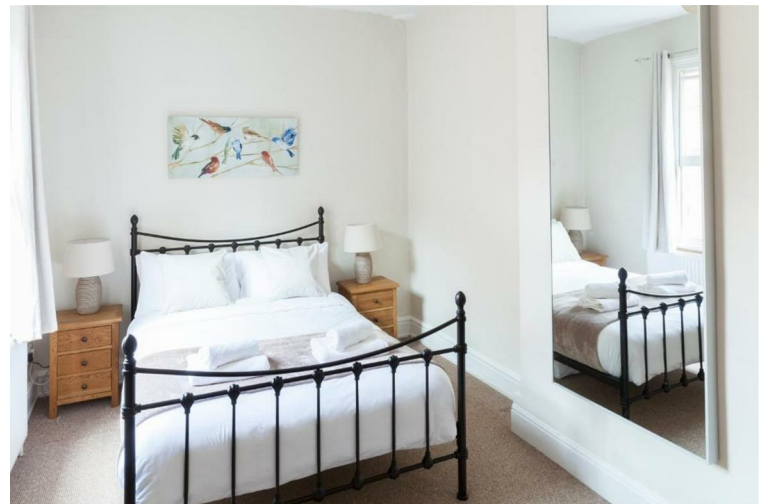


**SPACIOUS LIVING KITCHEN**  
**18'5" x 13'4" (5.63 x 4.08)**

Complimentary kitchenette including white goods, radiator and sash window:

**COMMUNAL ENTRANCE HALL**

There is a communal entrance hallway & staircase to the first floor:



**BEDROOM ONE**  
**15'0" x 9'2" (4.59 x 2.8)**

Space for free standing wardrobes, radiator & sash window:



**FIRST FLOOR ENTRANCE**

Stairs to:

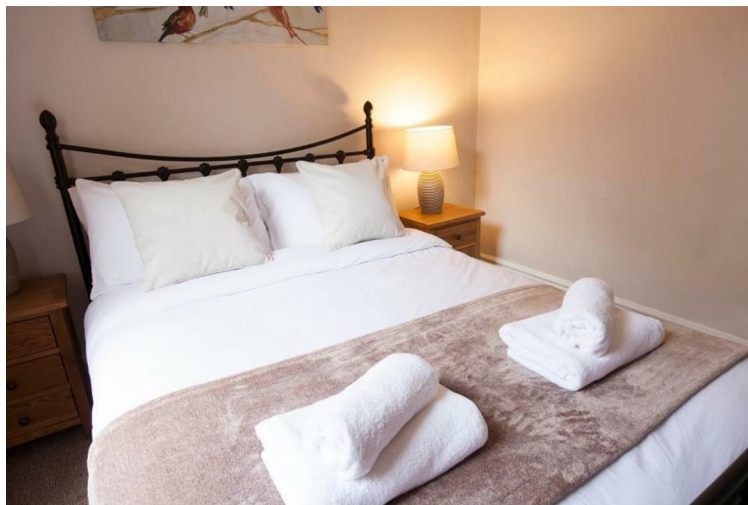




#### **BEDROOM TWO**

**13'8" x 8'6" (4.18 x 2.61)**

Built-in mirrored wardrobes, concealed 'Ideal' boiler, radiator & sash window:



#### **FREEHOLD & LEASE DETAILS**

33% Share of Freehold

16 Turner Street Management Company

Leasehold 150 years from 1st January 2006.

133 Years remaining

Service Charges £75 per month (paid annually in advance) includes Building Insurance & Ground Rent

#### **OUTSIDE**

The property enjoys a palisaded forecourt garden and residents permit parking:

#### **FIXTURES & FITTINGS**

Furniture is available as seen - Price is subject to negotiation:

#### **DISCLAIMER**

Photos taken prior to current occupation:

#### **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

#### **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.



#### **SHOWER ROOM**

**5'8" x 5'8" (1.73 x 1.73)**

Fitted with a matching three piece suite comprising, shower cubicle, low level wc, pedestal sink, tiled surround & radiator:

**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**

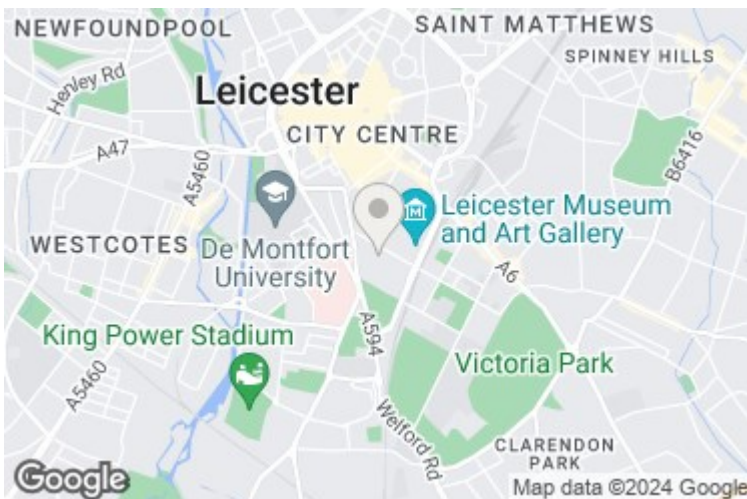
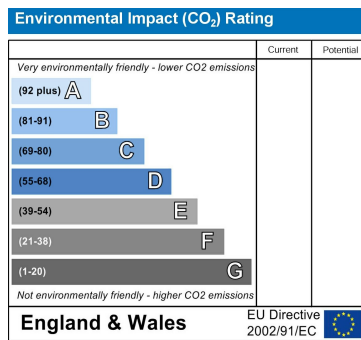
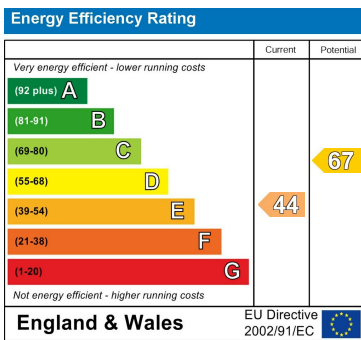
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday, Tuesday, Thursday and Friday 8.30am -5.30pm

Wednesday – 8.30am – 7pm

Saturday 9am - 4pm,



# 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

