



63 Carrick Point, Evington, LE5 4WN

- 6th Floor Flat, High Rise Block
- Ideal First Buy or Investment
- Living Bedroom & Bathroom
- Re-Fitted Kitchen
- Electric C/H & SUDG
- Communal Off-Road Parking

Ideally suited to investors or First Time Buyers, this sixth floor studio flat offers electric underfloor heated, sealed unit double glazed accommodation including entrance hall, living bedroom, well equipped and re-fitted kitchen area with appliances, tiled bathroom with three-piece white suite and communal (first come, first served) off-road parking, situated in this convenient east Leicester suburb. EPC D.

Asking price £54,950

GENERAL INFORMATION:

The sought-after suburb of North Evington is located to the east of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the aforementioned centre of employment and all the excellent amenities therein, the General Hospital and a wide range of local amenities including shopping for day-to-day needs including a neighbouring 'Tesco Express', schooling for all ages, recreational amenities and regular bus services to the Leicester City centre.

GENERAL DESCRIPTION:

Ideally suited to First Time Buyers or investors, this sixth floor studio flat benefits from communal off-road parking (first come, first served) and offers electric centrally heated, sealed unit double glazed accommodation, as described below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:

Entry intercom system provides secure access via a stepped approach to a communal first floor reception area with hallway off to both lift and staircase access to the sixth floor.

ON THE SIXTH FLOOR:

COMMUNAL LANDING gives access to the private entrance door to Flat 63 which, in turn, leads to;

ENTRANCE HALL

With entry telephone, ceiling light fitting, central heating thermostat and cable TV point. Door to:

LIVING BEDROOM

10'3 max. x 20'0 (3.12m max. x 6.10m)

With twin sealed unit double glazed picture windows with window seat affording a view across the suburb of Evington, built-in hanging and shelved wardrobe, further built-in shelved storage cupboard, ceiling light fitting and telephone point. This room is open-plan to:



RE-FITTED KITCHEN AREA

8'1 x 7'7 max. (2.46m x 2.31m max.)

With units including single bowl stainless steel sink and drainer unit with hot and cold mixer tap inset to granite effect rolled edged L-shaped worktop with range of drawers and cupboards under and tiled splashback over. Integrated equipment including 'Servis' washing machine, 'Indesit' split-level cooker comprising oven and four-plate ceramic hob to stainless steel splashback with three speed 'Indesit' extractor hood over inset to range of two double wall cupboards. Further rolled edged breakfast bar with double cupboard under, double cupboard over and 'Whirlpool' fridge/freezer, together with ceiling light fitting and airing cupboard off housing hot water cylinder.



BATHROOM

With three-piece white suite comprising wash hand basin with tiled splashback, low level w.c. and panelled bath with fully tiled surround and overhead 'Mira' electric shower unit incorporating flexi hose to sliding track. Also with wall-mounted strip light incorporating electric shaver point, mirror and towel rail, ceiling light fitting and 'Xpel-air' extractor fan.



OUTSIDE:

Carrick Point enjoys a communal car parking area to front, which is available on a first come \first served basis.



Rented garages also become available from time to time and availability is advertised on the Carrick Point notice board.

SERVICES:

All mains services with the exception of gas are understood to be available. Central heating is electric underfloor and electric power points are fitted throughout the flat which is double glazed with sealed units and benefits from an entry intercom system.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars, together with remaining fitted floor coverings, light fittings, curtains and white goods, are included in the sale.

TENURE:

The property is held Leasehold on a 125 year Long Lease from 1983 and we are advised that a Service Charge of £132 per calendar month covers Fire Insurance, lighting and cleaning of common parts, garden maintenance, etc., and includes the Ground Rent (£2 pcm).

VIEWING:

Strictly through Moore & York Ltd. Who will be pleased to supply any further information required and arrange appropriate appointments.

FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.

MAKING AN OFFER:

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

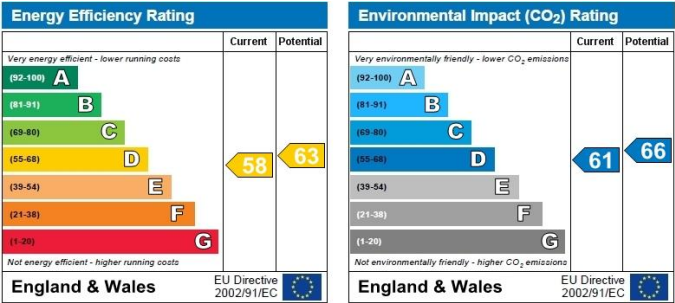
If you are making a cash offer we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

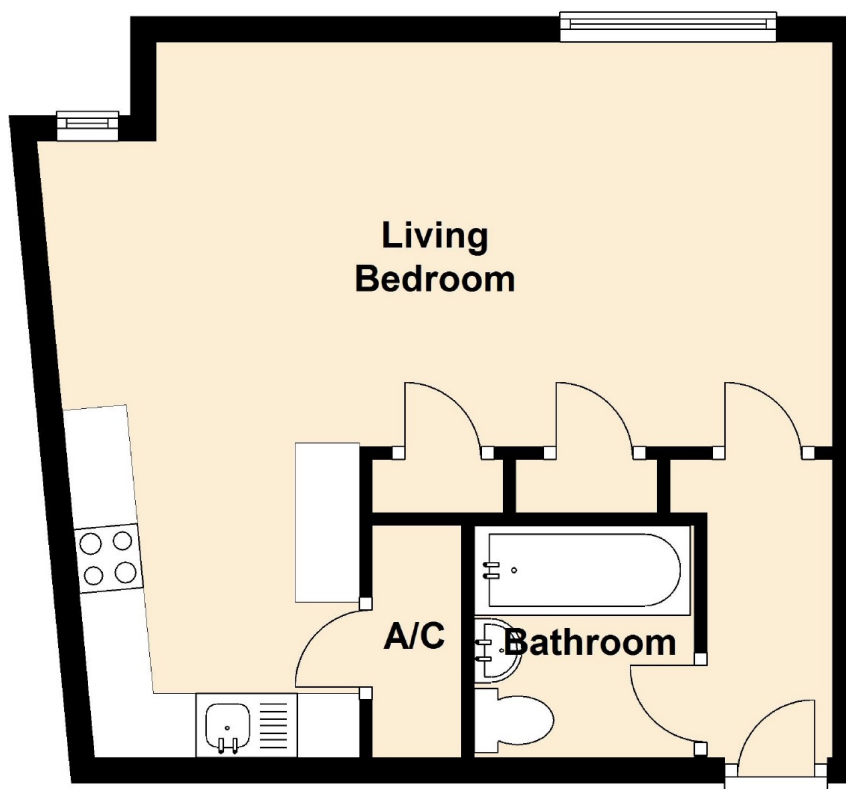
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.





Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 32.7 sq. metres (352.1 sq. feet)

Directions

Proceed out of the Leicester City centre in an easterly direction from St. George's Way, along Swain Street which continues as Sparkenhoe Street and St. Peter's Road, into Chesterfield Road and Ethel Road, towards Evington. On reaching the traffic light junction with Wakerley Road, turn left and then almost immediately right, into Falmouth Road. Proceed around Falmouth Road and Carrick Point is situated on the right hand side, as identified by the agents 'for sale' board.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

44 Granby Street, Leicester, Leicestershire, LE1 1DH

Tel: 0116 255 8666

Email: leicester@mooreandyork.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.mooreandyork.co.uk

