

## Asking Price £75,000

Navigation Street, Leicester, LE1 3UN

- 14th Floor Apartment
- One Double Bedroom
- Investment Opportunity
- Rental Income £600pcm
- City Centre Location
- Open Plan Living / Kitchen
- Bathroom Suite & Shower
- Periodic Tenancy
- DG, GCH, EPC C, C/Tax A & Leasehold
- Viewing by Appointment



**A SUPERB ONE BED CITY CENTRE APARTMENT | IDEAL BUY TO LET INVESTMENT OPPORTUNITY or FIRST TIME BUY**

This well presented 14th floor contemporary styled one bed apartment is ideally situated within the heart of the city centre, being well served for The Highcross Shopping centre, Leicester train station and the Universities. The accommodation boasts elevated views of Abbey Park and would be of particular interest to an Investor as the property is currently tenanted on a periodic basis, generating a rental income of £600pcm & briefly comprises, spacious open plan kitchen / living space with balcony, one double bedroom and bathroom suite with shower.

**VIEWINGS BY APPOINTMENT ONLY**



**COMMUNAL ENTRANCE**

With two lifts to all floors and stairs:

**14th FLOOR LANDING**

**ENTRANCE HALLWAY**

Video/ Intercom system, laminate wood flooring, electric storage heating, thermostatic control & consumer unit. Leading to:



**FITTED KITCHEN**

Contemporary shaker style units complete with integral dishwasher, washing machine and fridge, stainless steel electric oven, hob & extractor hood with matching sink unit & drainer:



**OPEN PLAN LIVING**

Electric heating, laminate wood flooring double glazed patio doors fitted with executive vertical blinds extending to balcony:



### BEDROOM

Electric storage heating, double glazed window:



### BATHROOM SUITE & SHOWER

Fitted with a stylish white suite comprising of panelled bath with shower over, bath screen, low level wc & wash hand basin, part decorative tiled surround, tiled flooring, chrome heated towel rail, spots to ceiling and includes vanity mirror and matching dispensers:

### DISCLAIMER

Photos are of the Show Apartment.



### LEASE DETAILS

Management Company: Pinnacle  
150 yr lease from 2006 - 130 years remaining  
Ground Rent - £150.00 PA payable half yearly in advance  
Service Charge - £582.51 per quarter



### 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.

**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**

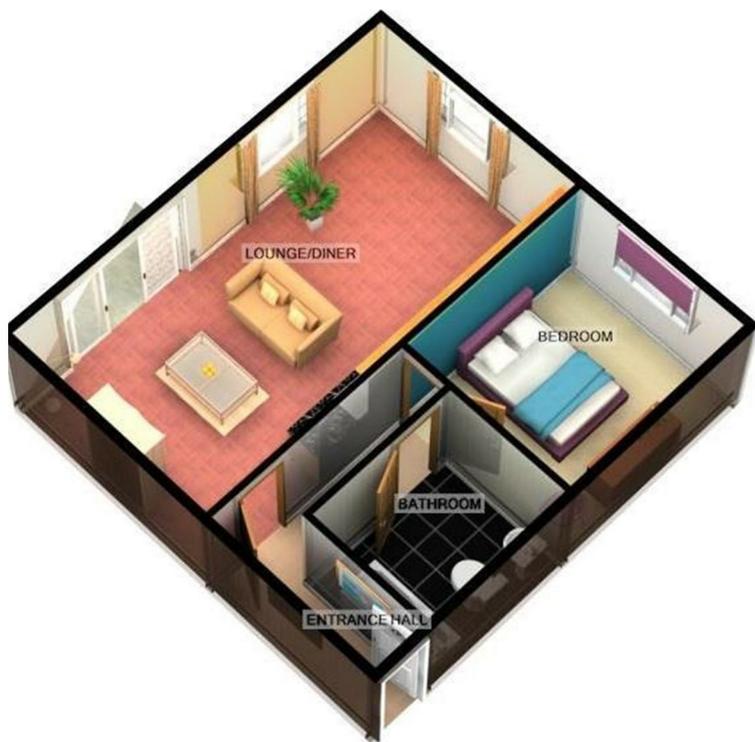
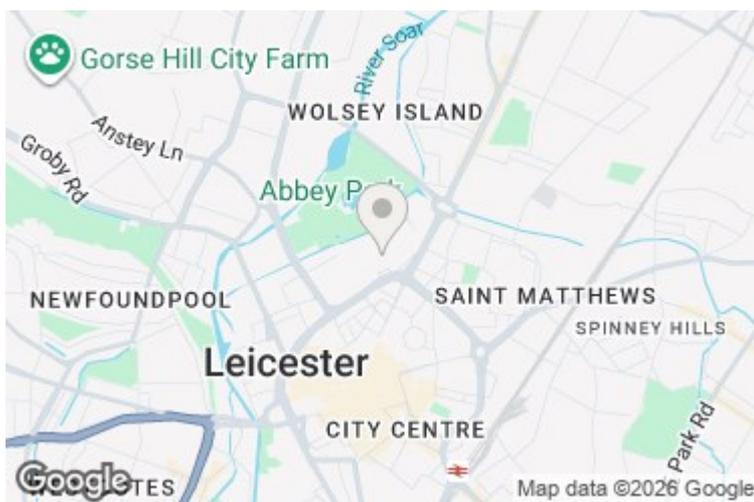
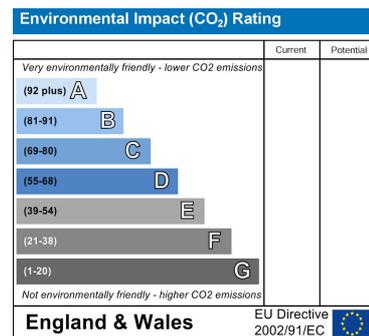
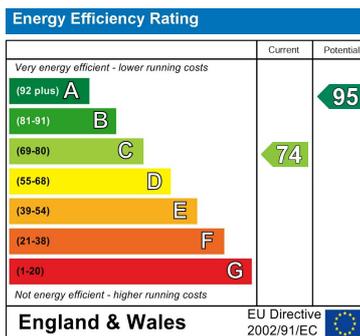
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,  
 Wednesdays late nights until 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

