



## York Road, City Centre, Leicester

Offers Over £110,000 Leasehold

City centre living with no upward chain. This first-floor one-bedroom flat offers bright, well-presented accommodation, lift access and communal grounds, close to Leicester University and Highcross.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

0116 274 5544





### **Communal Entrance**

Includes stairs or lift access to the first floor.

### **Entrance Hall**

Features a storage cupboard, laminate flooring, a wall heater, and an intercom system.

### **Lounge Dining Room**

13' 3" x 15' 0" (4.05m x 4.56m)

Includes a double-glazed bay window plus two further double-glazed windows to the front and side elevations, and laminate flooring.

### **Kitchen**

15' 7" x 7' 6" (4.76m x 2.28m)

(narrowing to 1.79m) Features a double-glazed bay window to the front elevation, a stainless steel sink and drainer unit, a range of wall and base units with work surfaces, a built-in oven, an electric hob with a filter hood, plumbing for a washing machine, and lino flooring.



### **Bedroom**

11' 3" x 9' 8" (3.43m x 2.95m)

Includes a double-glazed window to the side elevation and a wall heater.

### **Bathroom**

7' 6" x 5' 9" (2.28m x 1.76m)

Features a bath with mixer tap shower attachment, a separate electric shower, pedestal wash hand basin, and a low-level WC.

### **Communal Garden**

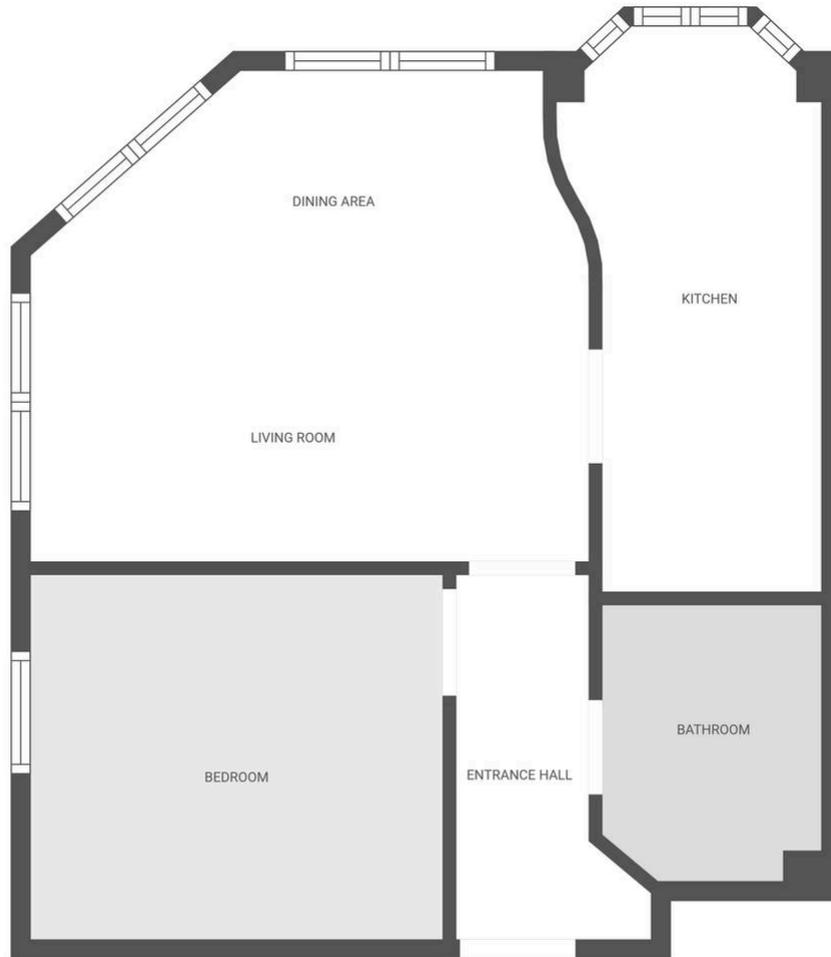
Well-maintained communal grounds.

### **Lease Information:**

105 Years Remaining

Ground Rent 150 per year

Service charges: £1089 every 6 months



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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