



Flat 3, Soar Lodge, 1 Grand Union Embankment  
£190,000

MOORE  
& YORK



## Flat 3

Soar Lodge, Leicester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- LUXURY FIRST FLOOR APARTMENT
- OPEN PLAN LIVING AREA WITH DUEL ASPECT VIEWS
- WRAP AROUND BALCONY OVERLOOKING RIVER SOAR
- INTEGRATED APPLIANCES TO KITCHEN AREA
- TWO BEDROOMS & SHOWER ROOM
- ALLOCATED PARKING
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- WALKING DISTANCE HIGHCROSS CENTRE



#### DETAILED ACCOMODATION

Secure Access leading to communal entrance

#### ENTRANCE HALL

Intercom phone, walk-in shelved utility cupboard with plumbing for washing machine.

#### OPEN PLAN LOUNGE/KITCHEN

16' 1" x 13' 7" (4.90m x 4.14m)

Tall UPVC sealed double glazed duel aspect windows, TV point, UPVC sealed double glazed door leading to wrap around duel aspect balcony overlooking River Soar. Well fitted kitchen area comprising one and a half bowl sink unit with cupboards under, matching range of base units with Butcher block style work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, integrated dishwasher and fridge/freezer, radiator, spotlights.

#### BEDROOM 1

13' 2" x 11' 0" (4.01m x 3.35m)

Radiator, UPVC sealed double glazed door leading to Juliet balcony, wardrobe recess.

#### BEDROOM 2

12' 9" x 7' 5" (3.89m x 2.26m)

Radiator, tall UPVC sealed double glazed window.

#### SHOWER ROOM

8' 1" x 5' 6" (2.46m x 1.68m)

Three piece suite comprising walk in large tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, spotlights.

#### OUTSIDE

Allocated Parking Space. Communal lawns and pathways.

#### VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and





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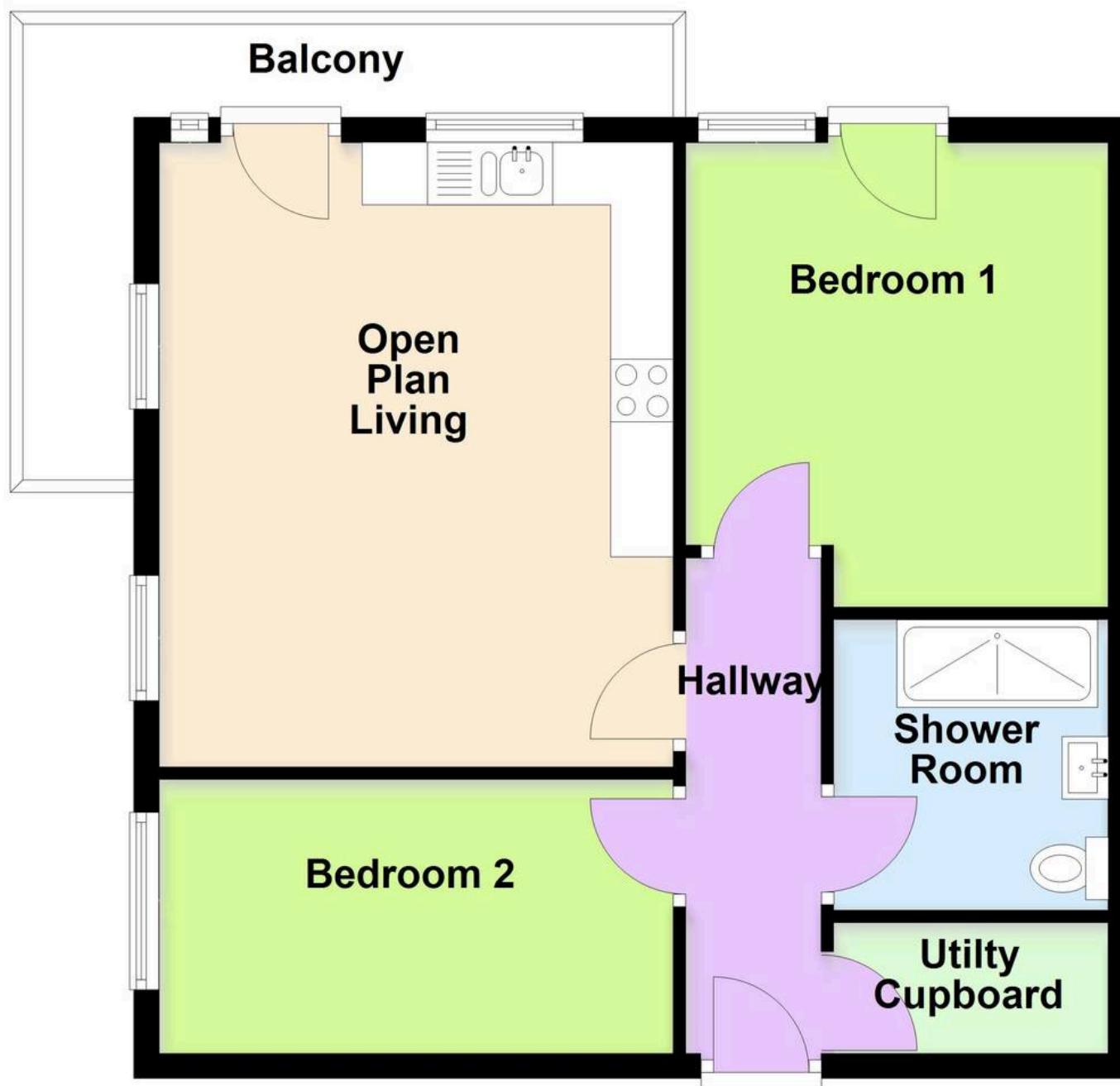
**COMMUNAL GARDEN**

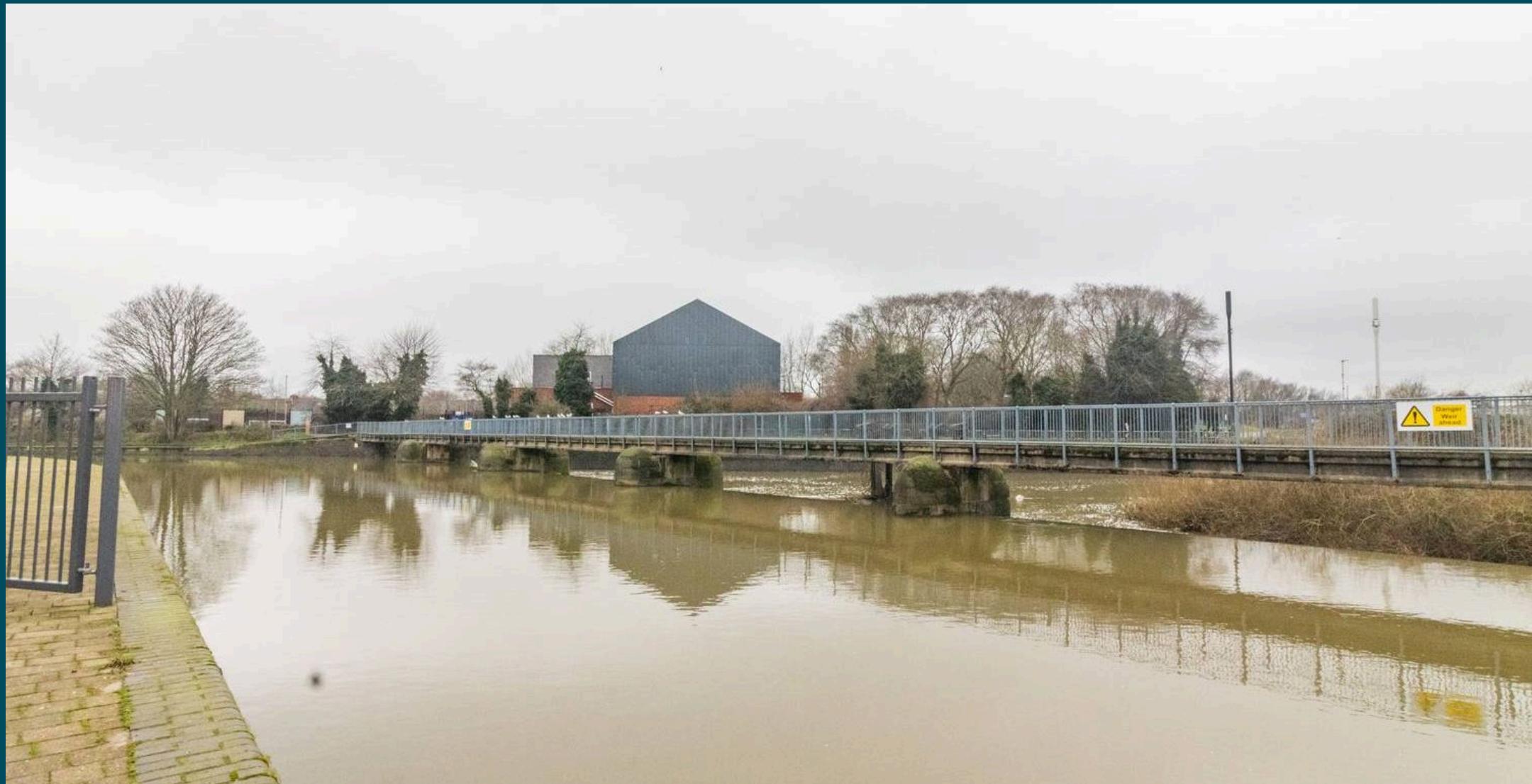
**ALLOCATED PARKING**

1 Parking Space



# Ground Floor





## Moore & York

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