



Newarke Street,
Leicester, Leicestershire, LE1 5SN

NEWTONFALLOWELL 

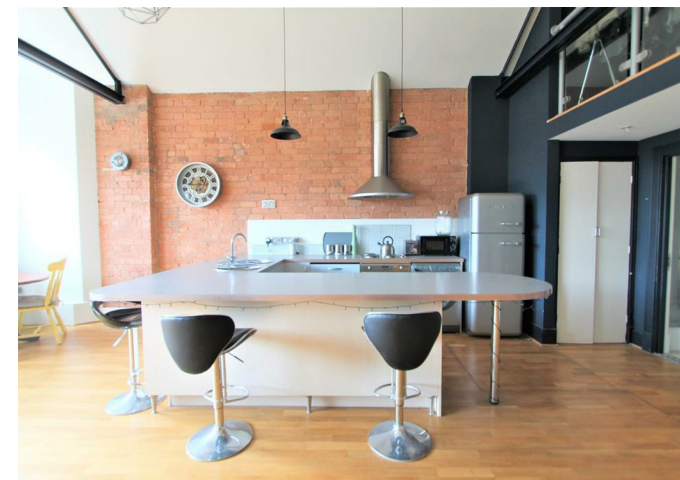
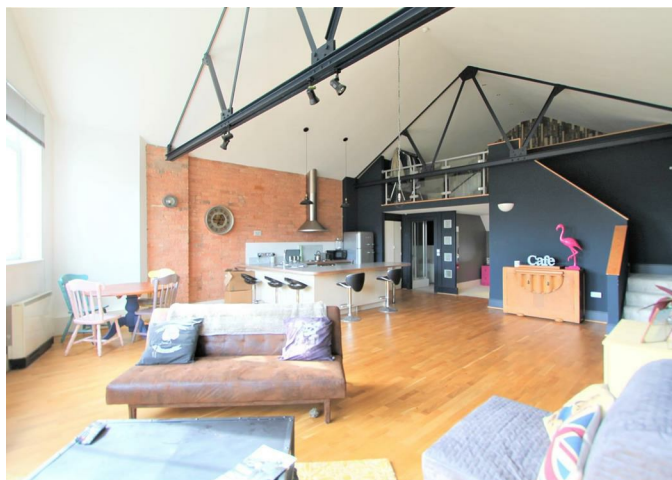
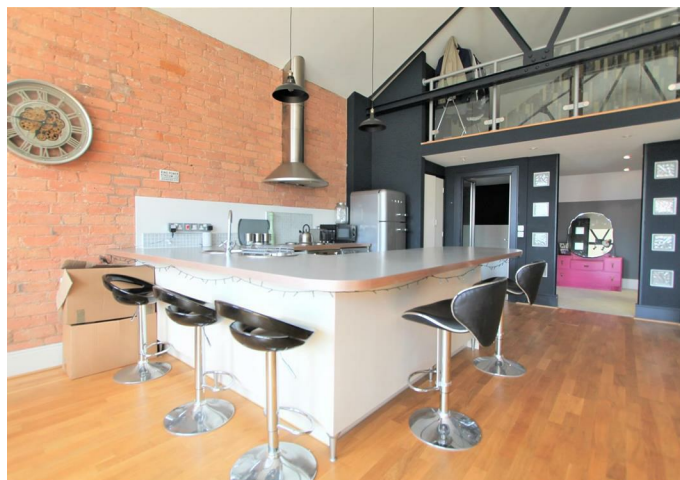
Newarke Street,
Leicester, Leicestershire, LE1 5SN
Guide Price **£190,000**

Located within the heart of Leicester City Centre this TOP FLOOR LOFT SYTLE APARTMENT OFFERS TWO DOUBLE BEDROOMS WITH ONE CAR PARKING SPACE and is within walking distance of the train station, bus routes and Highcross Shopping Centre: Newton Fallowell Oadby are pleased to offer For Sale this spacious and open plan third floor apartment having a light feel with modern fixtures and fittings. The accommodation offers an open plan lounge and dining space with fitted kitchen and breakfast bar, there is a double bedroom and four piece bathroom suite. The mezzanine floor provides a large double bedroom with a balcony feel overlooking the lounge/diner. Outside there is a secure communal entrance door with intercom, lift and CCTV, to the rear the residents car parking offers one allocated space to the property. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Lounge/Diner

26'4" x 23'0" (8.05 x 7.03)



Kitchen

12'4" x 8'7" (3.78 x 2.63)

Fitted kitchen

Mezzanine Double Bedroom

22'11" x 12'9" (7.01 x 3.89)

Spacious and open double bedroom on the mezzanine level having spot lights to ceiling, floor lighting, carpet and electric wall heater.

Double Bedroom

16'4" x 9'10" (4.99 x 3.00)

Double bedroom with carpet flooring, spot lights to ceiling and electric wall heater.

Bathroom

Fitted bathroom suite comprising of walk in shower, bath, pedestal wash hand basin, low level flush w/c, tiled floor and part tiled walls, spot lights to ceiling and electric wall heater.

Outside

Communal entrance lobby with intercom, lift to all floors, CCTV and one allocated car parking space.

Tenure

The property is to be sold on a long leasehold basis having a 999 year lease term from 2001, ground rent of £50 per annum, service charge of £1,628 per year (which covers grounds maintenance/repairs, communal area cleaning/maintenance, lift repairs/maintenance)

Council Tax Information

Leicester City Council - Tax Band E. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuations

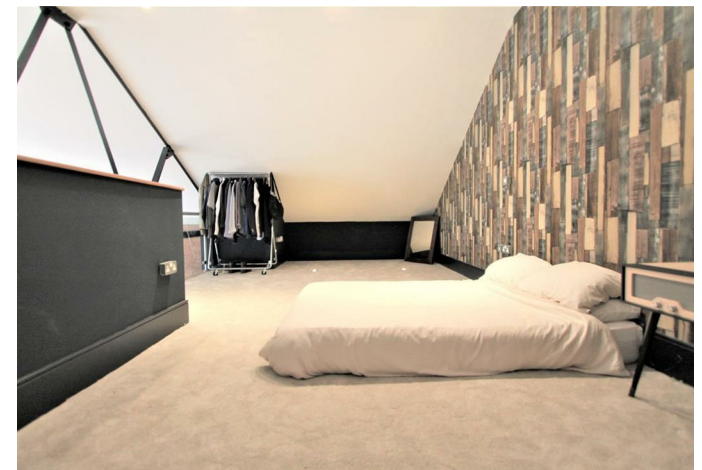
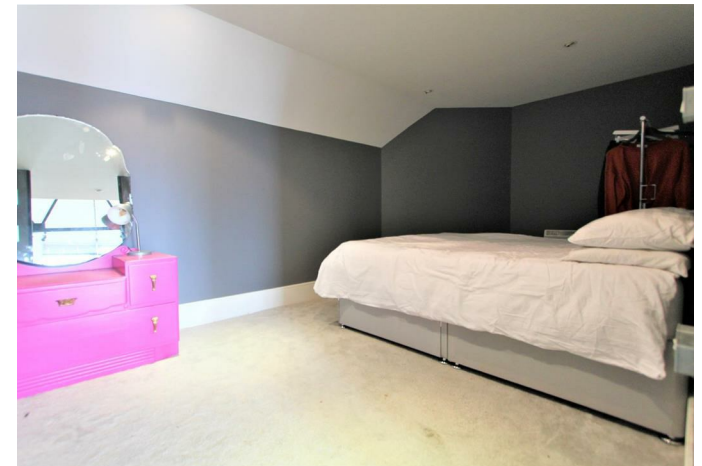
If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

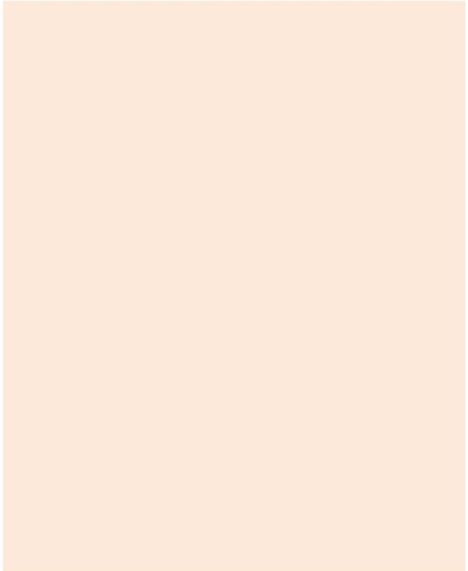
Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

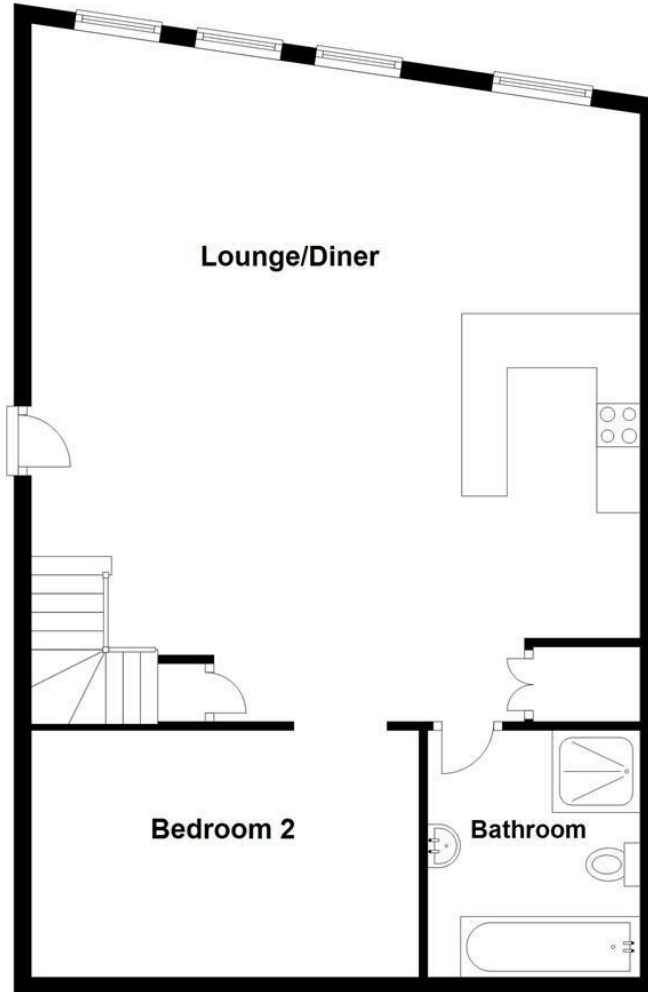




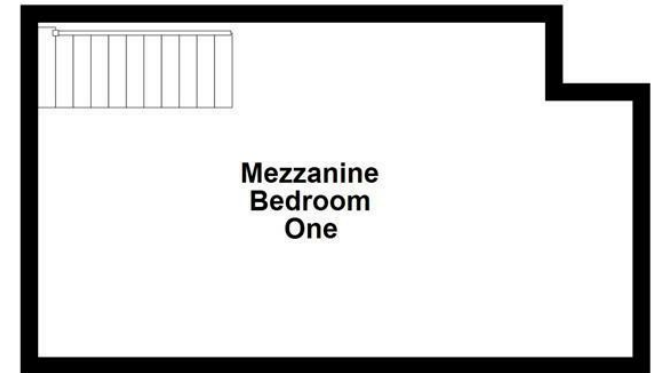
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



Mezzanine



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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