



*Putting great property on the map*

**26 The Fabric Building  
19 Yeoman Street  
Leicester  
LE1 1UT**

**£100,000**



Situated within the sought after Fabric Building within Leicester city centre this one bedroomed first floor apartment retains many of the original features of the building mixed with a modern contemporary theme. The apartment is considered ideal for a first time buyer or those wishing to investment in the buy to let market and comprises communal entrance hallway with stairs to this first floor apartment with an entrance hall, open plan living/dining kitchen, double bedroom and a bathroom. There is a long Lease and the property has been competitively priced therefore is sure to sell quickly. Must view.

### **Communal Hallway**

With a secure entrance door with an intercom system to the apartment, stairs to the first floor.

### **Entrance Hall**

With a radiator.

### **Living/Dining Kitchen 23'3" x 13'0" max (7.09m x 3.96m max)**

A fantastic open plan room with exposed brick and high ceilings, base and wall mounted units, work surfaces, electric oven and hob with extractor over, stainless steel sink and drainer, integrated fridge freezer, integrated washing machine, radiators, window to the side overlooking an inner courtyard area, cupboard housing boiler.

### **Bedroom 14'9" x 8'10" (4.50m x 2.69m)**

With a window to the rear, radiator, feature exposed brick, high ceiling.

### **Bathroom 7'2" x 5'0" (2.18m x 1.52m)**

With glass blocks to the bedroom allowing extra light into the bathroom, panelled bath with shower over, low level WC, wash hand basin, tiled splash backs, radiator, extractor fan.

### **Tenure**

The property is understood to be Leasehold with a 125 year Lease first granted in 2007. The owner advises us the service charge is currently £97.57 per calendar month and there is a ground rent payable of £20.83 per calendar month.

### **Agent's Notes**

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our

sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst

### **Money Laundering**

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

### **Surveys**

Need a Chartered Surveyor? Readings undertake various types of Survey and Valuation Work, these include Homebuyer Reports, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on Expert Witness cases For more information please give us a call on 0116 2227575 or email our Survey Department on

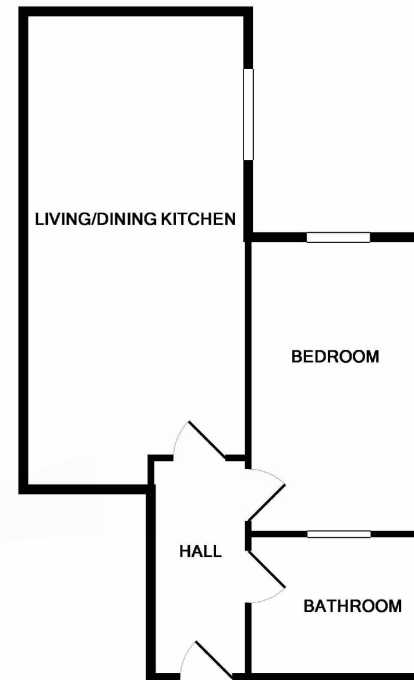
### Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed. We therefore ask any potential purchaser to establish how they intend to fund their purchase.

### Charity Link

Readings have teamed up with Charity Link, a Leicester based charity who have been supporting local people in poverty, hardship or crisis for nearly 140 years. Every

donation we make to Charity Link goes directly to those who most need it.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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