



Flat 31 The Fabric, 19 Yeoman Street,
Leicester, LE1 1UT

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This modern apartment is situated in the popular development of The Fabric building, located in the heart of Leicester City Centre. The Fabric building retains many original features, mixing them successfully with a contemporary theme.

The apartment provides gas centrally heated accommodation including an entrance hall, an open plan living/dining kitchen, a double bedroom, and a fitted bathroom.

The property benefits from the remaining 112 years of it's lease, and is offered as a shared ownership purchase, with options from 25% to 75%.

An ideal first time buy, early viewing is recommended.

Guide Price £100,000





Directions

The Fabric can be located on Yeoman Street, from Humberstone Gate, Leicester.

THE FABRIC

Secure Communal Entrance Door

With a security entry phone, gives access to the:-

Communal Entrance Hall

With stairs and a lift off to the FIRST FLOOR COMMUNAL LANDING AREA, where Flat 31 can be located.

Flat 31

Timber Entrance Door

Giving access to the:-

Entrance Hall

Ceiling light point, radiator, consumer units, smoke alarm, doors leading into all of the rooms.

Open Plan Living/Dining Kitchen

KITCHEN AREA:- Fitted with wood effect wall, drawer and base units with tiled splash backs and roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer unit, integrated appliances including a washing machine, fridge/freezer, an electric oven, and an electric hob with a stainless steel extractor hood over. Feature lighting to the kitchen area, tiled effect vinyl floor covering, open access to the:-

LIVING/DINING AREA:- Windows to the side and rear elevations (one overlooking a central decked area), ceiling light point, wall light points, two radiators, telephone intercom, TV aerial point, telephone point, carpet to floor, store cupboard housing the Worcester Bosch combination boiler and control panel.

Feature exposed brickwork, and exposed metal piping giving a modern and contemporary feeling, incorporating characterful features.

Double Bedroom

A bright room with a large floor to ceiling window overlooking the central decked area, wall light points, radiator, feature exposed brickwork and metal pipework to ceiling.

Bathroom

Fitted with a three piece suite in white comprising a pedestal wash hand basin, a low flush wc, and a panelled bath with a main fed shower and glazed screen over, and tiling to splash backs.

Opaque brick tiled "window" overlooking the bedroom, ceiling light point, tiled effect vinyl floor covering, radiator.

LEASEHOLD

We are informed that the property is leasehold, with 212 years remaining on the lease. For further information please contact Thomas James Estate Agents.

Shared Ownership

The property is offered as a shared ownership purchase only, with options from 25% to 75%. There is no option to purchase 100%.

Applicants must be approved by Help To Buy, before any offer can be agreed.

For further information please contact Thomas James Estate Agents.

Referral Arrangement Note

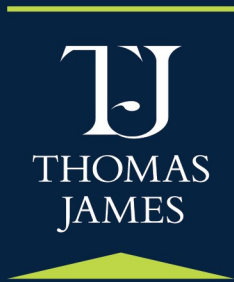
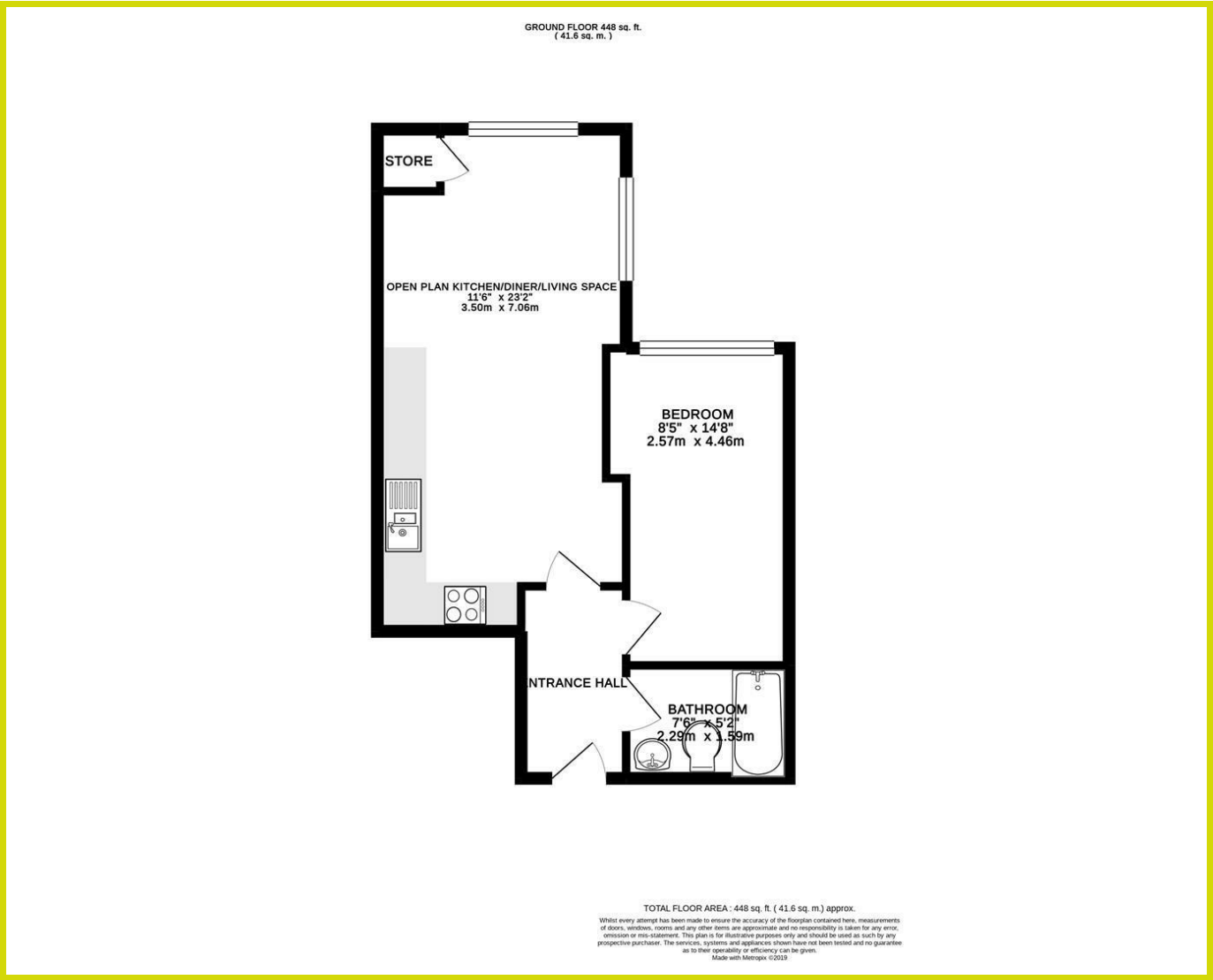
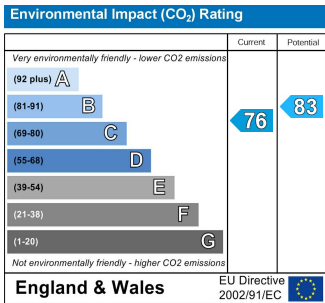
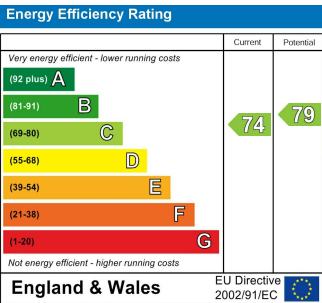
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DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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