



Guide Price £130,000 to £140,000

Yeoman Street, Leicester, LE1 1UT

- Loft Style Penthouse Apartment
- Stylish Open Plan Living & Balcony
- Vaulted Ceilings & Exposed Brickwork
- Refurbished Shower Room
- Secure Underground Parking Space
- Third Floor Location
- Integrated Fitted Kitchen
- One Double Bedroom
- GCH, DG & EPC C
- Early Viewing Highly Recommended

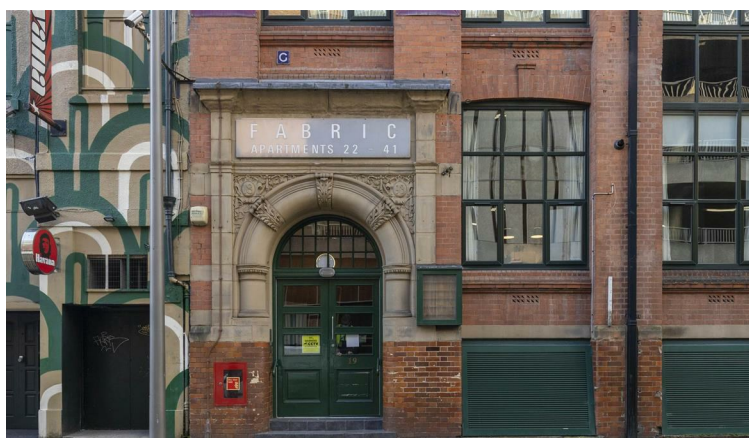


| URBAN CITY LIVING | A STYLISHLY APPOINTED ONE BED LOFT STYLE PENTHOUSE APARTMENT WITH ELEVATED VIEWS OF THE CITY SKYLINE The Fabric Building is located within this beautiful former clothing factory in the heart of Leicester's Cultural Quarter boasting unique features such as vaulted ceilings, exposed brickwork and a west-facing balcony, whilst being well served for the city centre with its professional quarters, HS railway station along with an abundance of trendy bars, restaurants and shopping facilities. The accommodation has every essential requirement provided, ideal for today's modern urban style living and briefly comprises, entrance hallway, contemporary integrated fitted kitchen with open plan living room extending to balcony, one double bedroom and a newly refurbished shower room. The property benefits from stairs & lifts to all floors and secure underground allocated parking space. **EARLY VIEWING IS AT THE AGENTS HIGHEST RECOMMENDATIONS**



FITTED KITCHEN

Comprising a comprehensive range of contemporary cream gloss eye and base level units with drawers and ample roll edge preparation surfaces, a double bowl stainless steel sink and drainer unit with mixer tap over, integrated Zanussi stainless steel oven and hob, splashback and stainless steel chimney style extractor unit above, integrated fridge, freezer and washer/dryer, boiler cupboard housing the Glow Worm wall mounted boiler:



COMMUNAL ENTRANCE

The building is entered via an original double door leading into a communal entrance hall housing the intercom system, stairs and lift to all floors (from Level 1):

THIRD FLOOR

ENTRANCE HALLWAY

A stylish solid wood front door leads into a private entrance hall housing a useful storage cupboard:



OPEN PLAN LIVING ROOM

20'3 x 10'7 (incl kitchen) (6.17m x 3.23m (incl kitchen))

The open plan living area has a vaulted ceiling with remote controlled Velux window, uPVC double glazed French doors to the rear elevation extending onto the west-facing balcony, television and telephone points and wall mounted 'Hive':



BALCONY

Superb west-facing balcony with panoramic city views:



SHOWER ROOM

8'1 x 5'1 (2.46m x 1.55m)

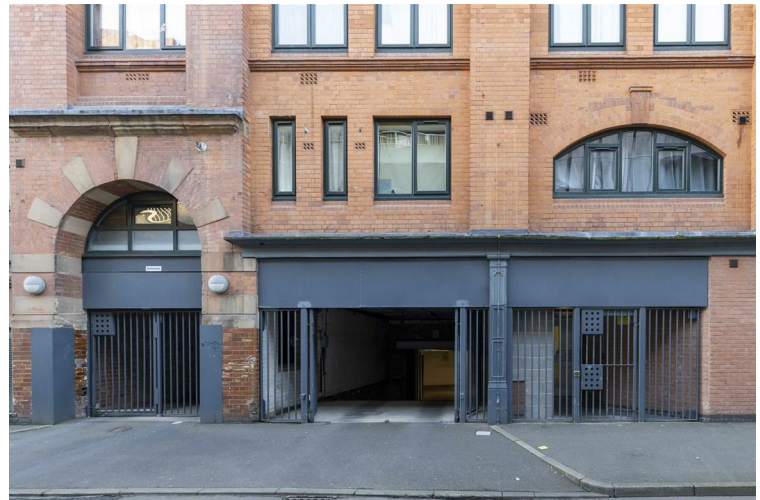
A shower room having a three piece suite comprising a large tiled walk-in shower enclosure with glass shower door and rainforest shower head, low flush WC and a pedestal wash hand basin with mixer tap, tiled splashback and mirror over.



DOUBLE BEDROOM

11'9 x 9'7 (3.58m x 2.92m)

Featuring uPVC window to the rear elevation, remote controlled Velux, exposed brickwork, television and telephone points:



SECURE GARAGE PARKING

The property enjoys one, secure private resident's parking space No 12, with in/out garage doors:

LEASE DETAILS

Managing Agents: Nottingham Community Housing Association
Length of Lease: 125 Years from 23/8/06 - 110 Years remaining
Service Charges: £89.27 p/mth incl Building Insurance
Ground Rent: £20.85 p/mth

DISCLAIMER

NCHA have currently scheduled a programme of works to provide a new roof for the building:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

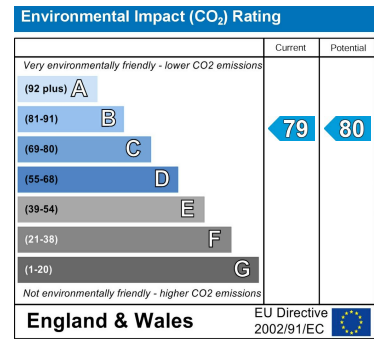
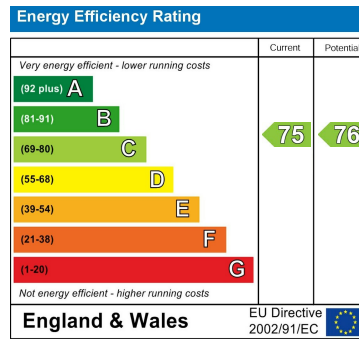
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
 Hours of Business:
 Monday to Friday 9am - 5.30pm
 Saturday 9am - 4pm



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

