

## Offers Over £60,000

**Navigation Street, Leicester, LE1 3UN**

- 14th Floor Apartment
- One Double Bedroom
- DG, GCH, EPC C, C/Tax A
- No Upward Chain
- City Centre Location
- Open Plan Living / Kitchen
- Bathroom Suite & Shower
- Views of Abbey Park
- Leasehold (Let For £750 per calendar month)
- Viewing by Appointment



This well presented 14th floor contemporary styled one bed apartment is ideally situated within the heart of the city centre, being well served for The Highcross Shopping centre, Leicester train station and Universities. The accommodation boasts elevated views of Abbey Park & briefly comprises, spacious open plan kitchen / living space with balcony, one double bedroom and bathroom suite with shower. Currently let generating £750 per calendar month.

VIEWINGS BY APPOINTMENT ONLY |

**COMMUNAL ENTRANCE**

With two lifts to all floors and stairs:

**14th FLOOR LANDING**

**ENTRANCE HALLWAY**

Video/ Intercom system, laminate wood flooring, electric storage heating, thermostatic control & consumer unit. Leading to:

**FITTED KITCHEN**

Contemporary shaker style units complete with integral dishwasher, washing machine and fridge, stainless steel electric oven, hob & extractor hood with matching sink unit & drainer:

**OPEN PLAN LIVING**

Electric heating, laminate wood flooring double glazed patio doors fitted with executive vertical blinds extending to balcony:

**BEDROOM**

Electric storage heating, double glazed window:

**BATHROOM SUITE & SHOWER**

Fitted with a stylish white suite comprising of panelled bath with shower over, bath screen, low level wc & wash hand basin, part decorative tiled surround, tiled flooring, chrome heated towel rail, spots to ceiling and includes vanity mirror and matching dispensers:

**LEASE DETAILS**

Management Company: Pinnacle  
 150 yr lease from 2006 - 130 years remaining  
 Ground Rent - £150.00 PA payable half yearly in advance  
 Service Charge - £705.06 per quarter  
 For full details please contact Barkers 0116 270 9394

**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.

**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,  
 Wednesdays late nights until 7pm  
 Saturday 9am - 4pm,

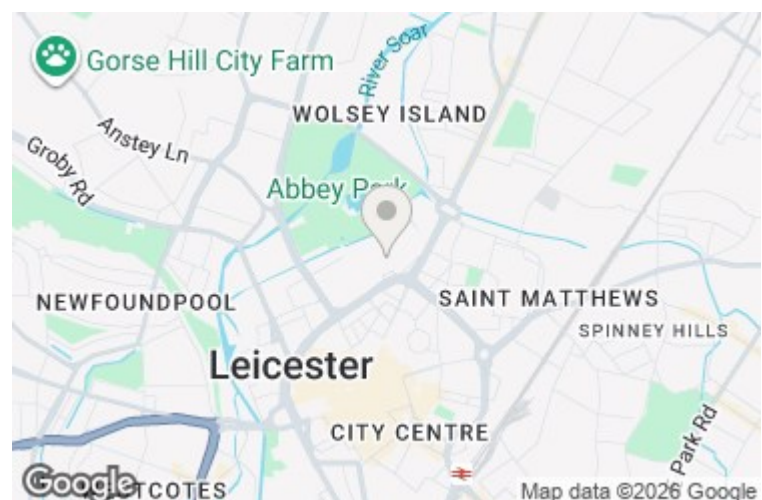
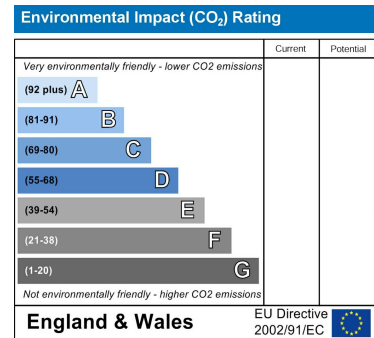
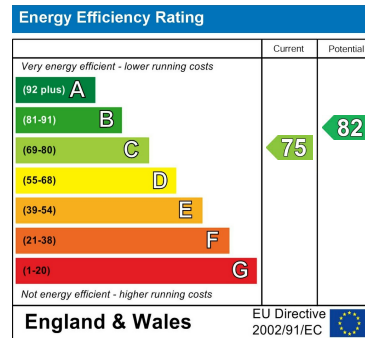
**AML DISCLAIMER**

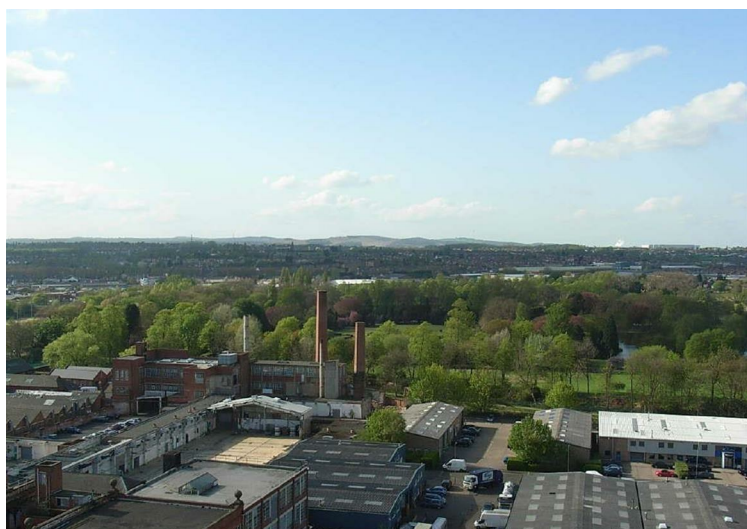
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

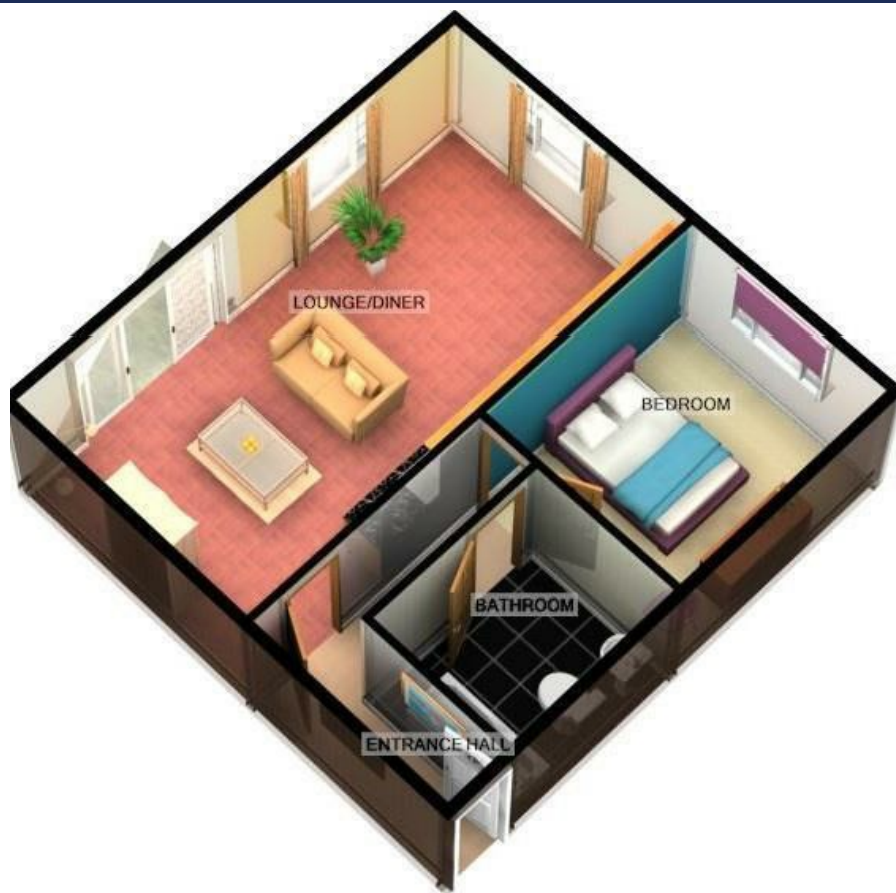
This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks





SALES  
LETTINGS  
MORTGAGES  
MANAGEMENT

Est.1985  
**Barkers**



# Barkers

Est.1985

**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

