



## Guide Price £99,950

**Driver Buildings, Marquis Street, Leicester, LE1 6RS**

- Third Floor Apartment
- Integrated Fitted Kitchen
- En-Suite Shower Room
- Near Business Quarter & City Centre
- Rental Potential £600/£650 PCM
- Open Plan Living Room
- Mezzanine Double Bedroom
- EH, EPC D, C/Tax A & Leasehold
- Ideal Investment or First Time Buy
- No Upward Chain



A CONTEMPORARY STYLED ONE BED THIRD FLOOR CITY CENTRE APARTMENT

Ideally situated in the heart of the Business quarter close to the fashionable New Walk Georgian promenade, being well served for the University of Leicester, the Leicester Royal Infirmary, HS railway station and an excellent range of city centre amenities including shops, bars, restaurants and the green space of Victoria Park. The accommodation would provide an ideal FIRST TIME BUY or INVESTMENT OPPORTUNITY is set within a handsome period conversion, formerly a hosiery building and briefly comprises, open plan entrance hallway, living room and fitted kitchen with wrought iron spiral staircase leading to mezzanine double bedroom with en-suite shower room

EARLY VIEWING HIGHLY RECOMMENDED & AVAILABLE WITH NO UPWARD CHAIN



**OPEN PLAN LIVING**

**21'04 x 13'04 (6.50m x 4.06m)**

With welcoming entrance leading to open plan living area fitted with wooden flooring, electric heater, velux window, spiral stairs leading to bedroom with en-suite shower room:



**COMMUNAL ENTRANCE HALL**

A grand communal entrance with seating area, concierge service, secure access and intercom system:

**THIRD FLOOR**

Stairs to third floor:



**INTEGRATED FITTED KITCHEN**

Comprising a matching range of maple wood base, wall & drawer units, with gloss granite style work surfaces over, inset with sink & drainer, electric hob with extractor chimney over, single electric oven, integral under counter fridge, plumbing for washing machine and spots to ceiling:

**FIRST FLOOR MEZZANINE**

Comprising:



#### DOUBLE BEDROOM

**10'07 x 6'04 (3.23m x 1.93m)**

With wooden flooring, velux window and door to en-suite shower room.



#### SHOWER ROOM

**5'07 x 4'05 (1.70m x 1.35m)**

Fitted with a modern suite comprising low flush w.c. wash hand basin, shower cubicle, tiled walls and flooring:

#### PROPERTY INFORMATION

The building is secure with concierge Monday-Friday and caretaker,

There is a high demand for rental property in the area with typical rentals achieving £600 to £650PCM:

#### PARKING

Option of underground parking for an additional charge of £90 p/mth (subject to a waiting list)

Opposite to the property is an NCP car park and health club:

#### LEASE DETAILS

Low service charge of £762.50 per annum (payable annually)

Ground Rent is £172.45 per annum

Long Lease - 125 years from 2004

Remaining - 106 years remaining

Managing Agents - King Street Properties Ltd

#### DISCLAIMER

The photos are taken prior to occupation of the current vendor:

#### 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

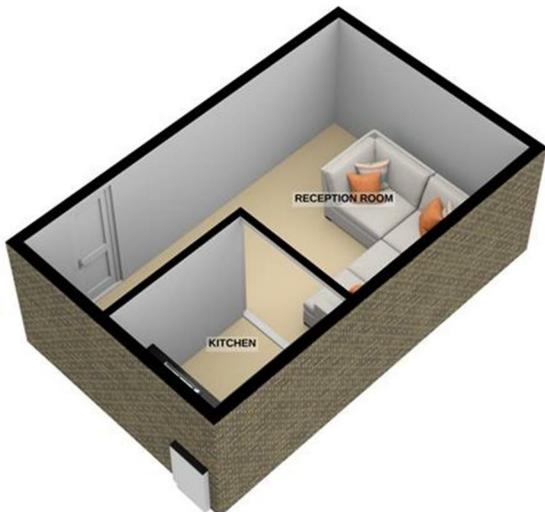
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

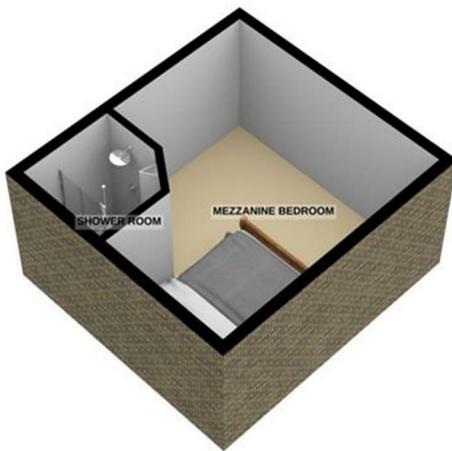
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

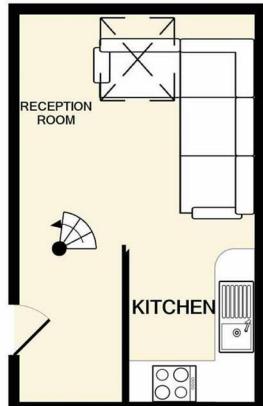
GROUND FLOOR



1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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1ST FLOOR

GROUND FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



# Est.1985 **Barkers**

**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

