

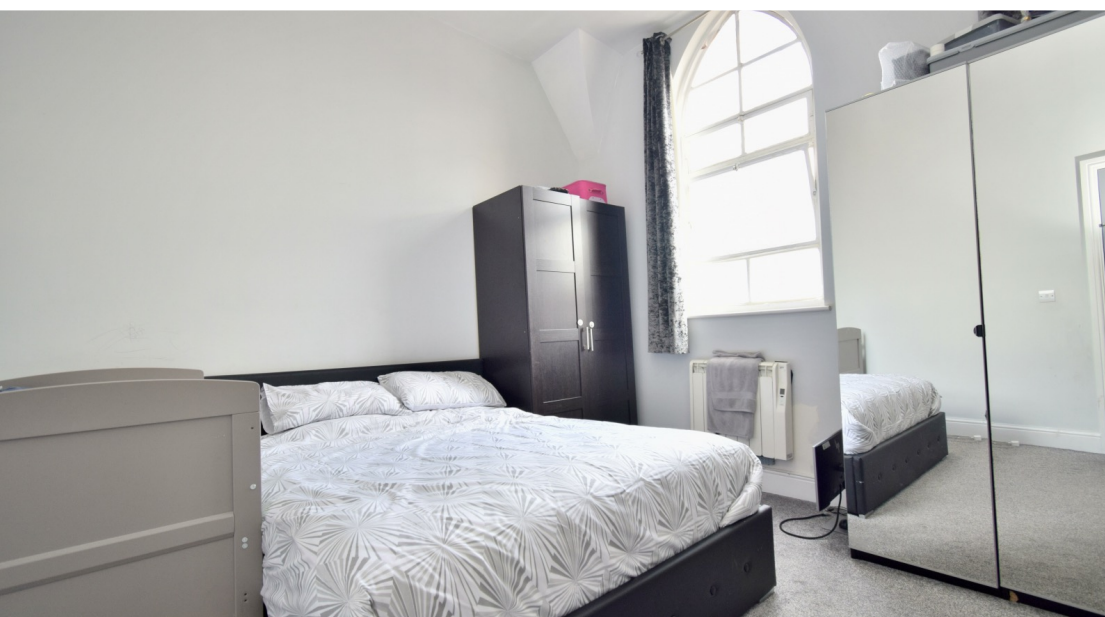


297 Uppingham Road, Humberstone, Leicester
LE5 4DG | info@kingsestateuk.com

0116 352 7012

 **2**
Bedrooms

 **1**
Bathroom



Kings are excited to present this two-bedroom second floor flat located on Grosvenor Gate in the New Humberstone area. This

property is conveniently located in the quiet estate near Humberstone Golf Course, and is nearby to local amenities including local shops, local schools, pharmacies, supermarkets and the busy Uppingham Road and Gipsy Lane access roads, making this an ideal location for either small families to reside or landlords looking to expand their portfolio. The flat can be found on the second floor benefiting from a spacious layout including two double bedrooms, bathroom, living room, ample storage space and a kitchen/diner.

This property is one not to miss out on whether that be from an investment perspective or residential for a small family, being the only flat on the second floor in this building and modern décor throughout meaning next to no work is needed for the new owners. Available by appointment only. Call Kings now 0116 352 7012!!!!

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As you enter the flat you are welcomed by a long spacious entrance hallway providing access to both bedrooms, the family bathroom and living room. Bedroom one and two are both double bedrooms with bedroom one located towards the front of the flat and bedroom two to the rear, bedroom one is the larger out of the two double bedrooms with access to a potential en-suite, the en-suite has all of the plumbing in place but has currently been renovated into an office space. The bathroom is found across the hallway from bedroom one boasting a spacious layout consisting of tiling throughout, a bath/shower, sink and toilet.

The living room can be found towards the end of the entrance hallway consisting of carpeted flooring, double-glazed windows, wall mounted electrical radiators and access to the kitchen/diner. The kitchen/diner can be found at the rear of the property consisting of fitted worktops and storage cupboards, an integrated oven/hob, double-glazed windows and a modern layout.

This property is one not to miss out on whether that be from an investment perspective or residential for a small family, being the only flat on the second floor in this building and modern décor throughout meaning next to no work is needed for the new owners. The flat also benefits from communal parking spaces and is accessed via a fob/intercom system. Available by appointment only. Call Kings now 0116 352 7012!!!

Lease Length = 108 Years

Ground Rent = £100 pa

Service Charge = £1800 pa

Property Info

Living Room: 8.20m x 3.61m (26'11" x 11'10") – spacious living area located at the rear of the property consisting of carpeted flooring, double-glazed windows and wall mounted electric radiator.

Bedroom One: 4.16m x 3.51m (13'8" x 11'6") – double bedroom towards the front of the property consisting of carpeted flooring, a double-glazed window, wall mounted electric radiator and access to a potential en-suite.

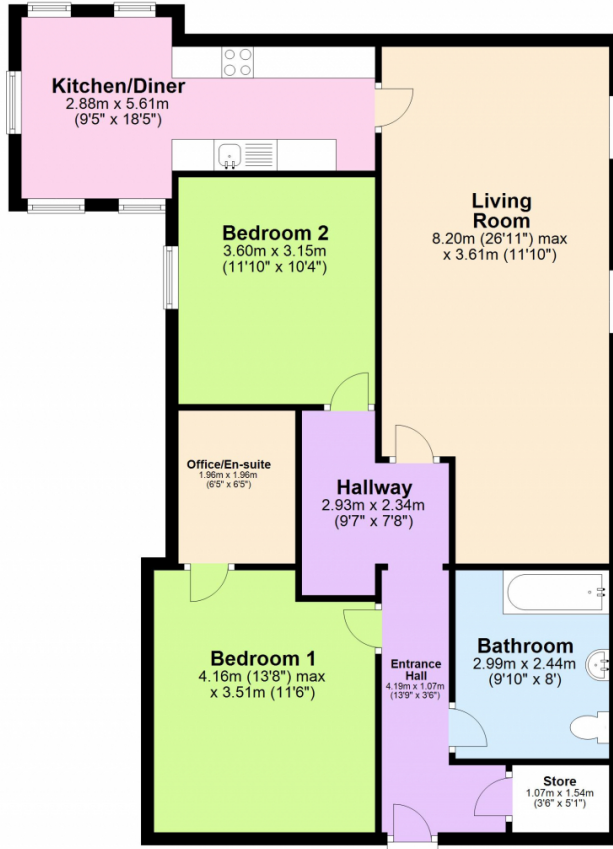
Bedroom Two: 3.60m x 3.15m (11'10" x 10'4") – double bedroom towards the rear of the property consisting of carpeted flooring, a double-glazed window and wall mounted electric radiator.

Bathroom: 2.99m x 2.44m (9'10" x 8') – family bathroom consisting of tiling throughout, a shower/bath, toilet and sink.

Kitchen/Diner: 2.88m x 5.61m (9'5" x 18'5") - spacious kitchen/diner consisting of fitted worktops and storage cupboards, an integrated oven/hob and multiple double-glazed windows.

Ground Floor

Approx. 94.2 sq. metres (1014.0 sq. feet)



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	25 F	
1-20	G		



