



# READINGS

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Linkway Gardens  
Lercestet, LE3 0LU

**£140,000**



## Linkway Gardens

, Leicester, LE3 0LU

This ground floor maisonette, featuring two double bedrooms, is offered for sale with an extended lease and no onward chain. Benefitting from its own private rear garden, the property also includes an outside store with meters, an entrance porch, a spacious lounge, a separate kitchen with ample cupboards, an inner lobby with cupboards providing excellent storage, two double bedrooms, and a shower room. Recently redecorated, this property presents a fantastic opportunity for first-time buyers or as a buy-to-let investment.

**Outside store**

**Porch**

**Lounge**

**Kitchen**

**Inner lobby**

**Bedroom one**

**Bedroom two**

**Shower room**

### Property Information

Tenure: Lease granted from and including 3 August 2016 to and including 19 March 2154. Currently with 130 years remaining.  
Local Authority: Leicester city.

Council Tax Band: A

Type of Construction: Brick

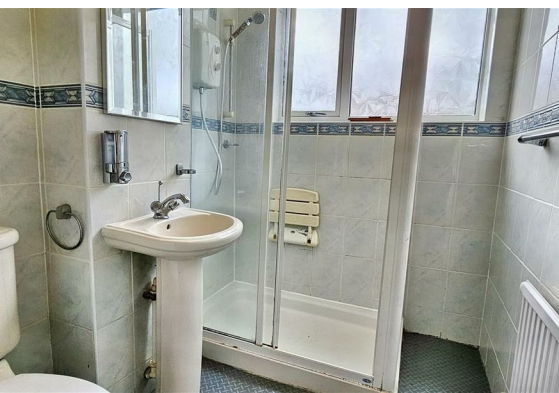
Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

Annual Estate Management Charge If Applicable: No ground rent or service charge payable.





### **Tenure**

The property is being sold leasehold with Vacant Possession upon completion. Lease granted from and including 3 August 2016 to and including 19 March 2154. Currently with 130 years remaining. We understand no ground rent or service charge are payable. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

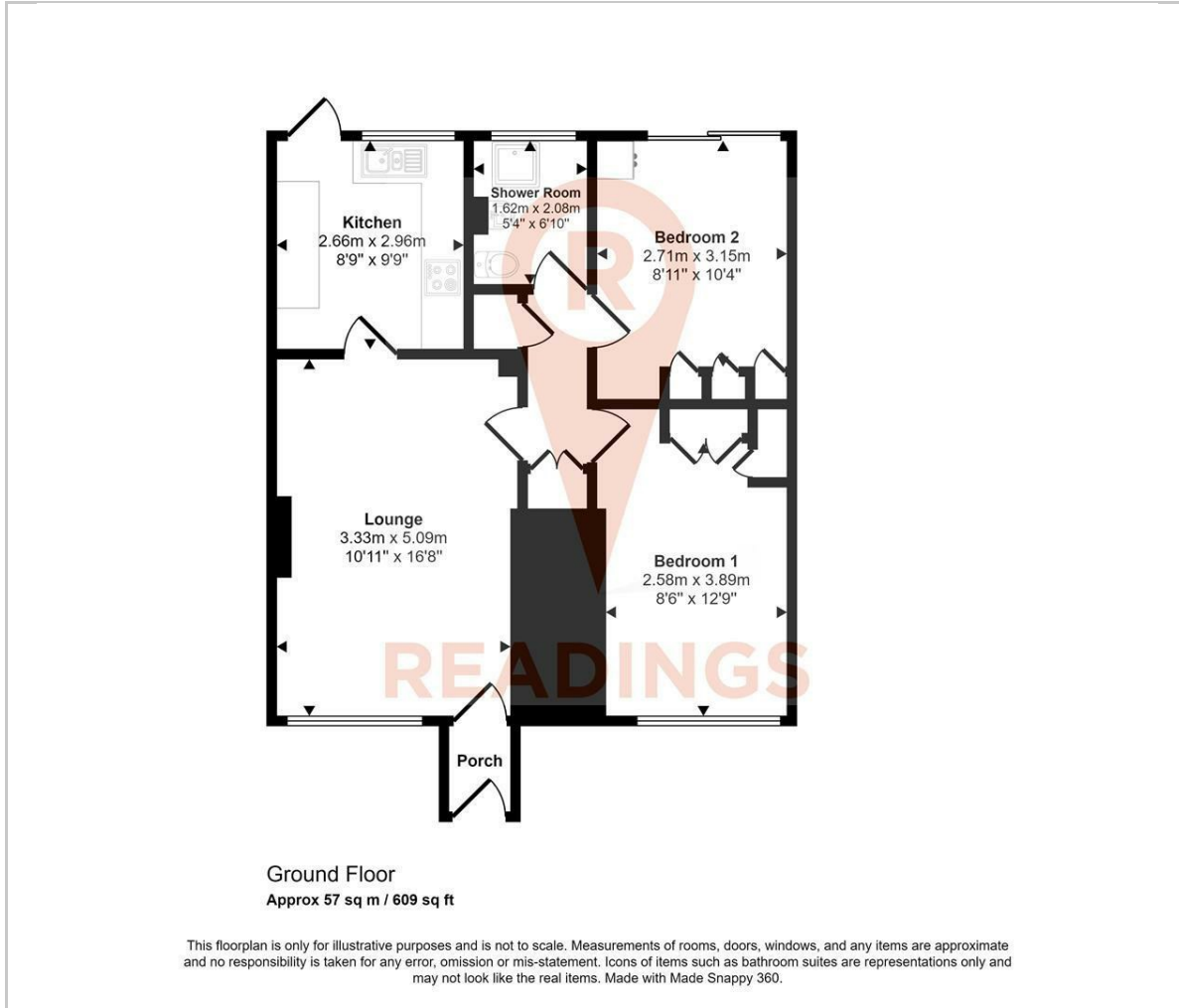
### **Consumer Protection Legislation**

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### **Anti Money Laundering**

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

