



READINGS

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1 Danbury Place

Leicester, LE5 0AZ

75% Shared Ownership £120,000



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A well presented first-floor apartment available for sale under a 75% shared ownership scheme, exclusively for individuals aged 55 years old and above. In Humberstone, it benefits from communal parking and meticulously tended communal gardens. Access the main reception area through a key fob system. Upon entering the apartment itself, you'll discover a lounge and kitchen area, with French doors opening onto a balcony overlooking the communal gardens. The apartment features a Jack & Jill wet room accessible from both the hallway and the main bedroom, along with a generously sized second bedroom. Situated within an extra care retirement complex managed by Anchor Home Ownership, residents enjoy access to various amenities, such as a restaurant offering subsidised meals, a coffee shop, an on-site hairdressing salon, laundry facilities, and communal TV & Games rooms. This apartment is offered for sale with no onward chain.

The property is Leasehold with a 125 year lease from 1 April 2008. 109 years remaining. A service charge is payable monthly and as of 1st April will be £561.22 plus the catering charge, this is currently £244.63 however may change based on the buyers needs. There is a sinking fund payable by a seller each time the property is sold in the future. The calculation is 0.75% of sale price multiplied by each complete year of ownership.

Entrance hall

Lounge

Kitchen

Bedroom one

Bedroom two

Jack & Jill wet room





Property Information

Tenure: Leasehold 125 years from 1 April 2008. 109 years remaining. A service charge is payable monthly and as of 1st April will be £561.22 plus the catering charge, this is currently £244.63 however may change based on the buyers needs. There is a sinking fund payable by seller at the point of the property being sold. The calculation is 0.75% of sale price multiplied by each complete year of ownership.

Local Authority: Leicester city

Council Tax Band: B

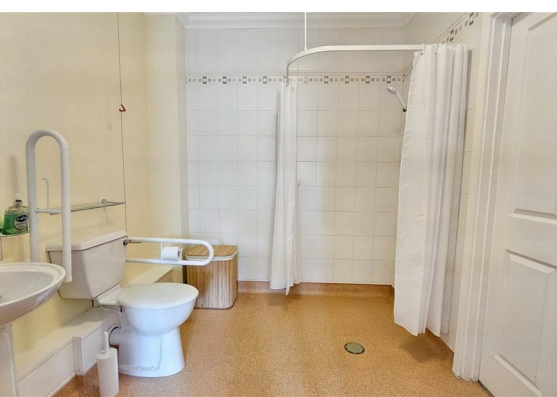
Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

Tenure

The property is being sold Leasehold with Vacant Possession upon completion.

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.



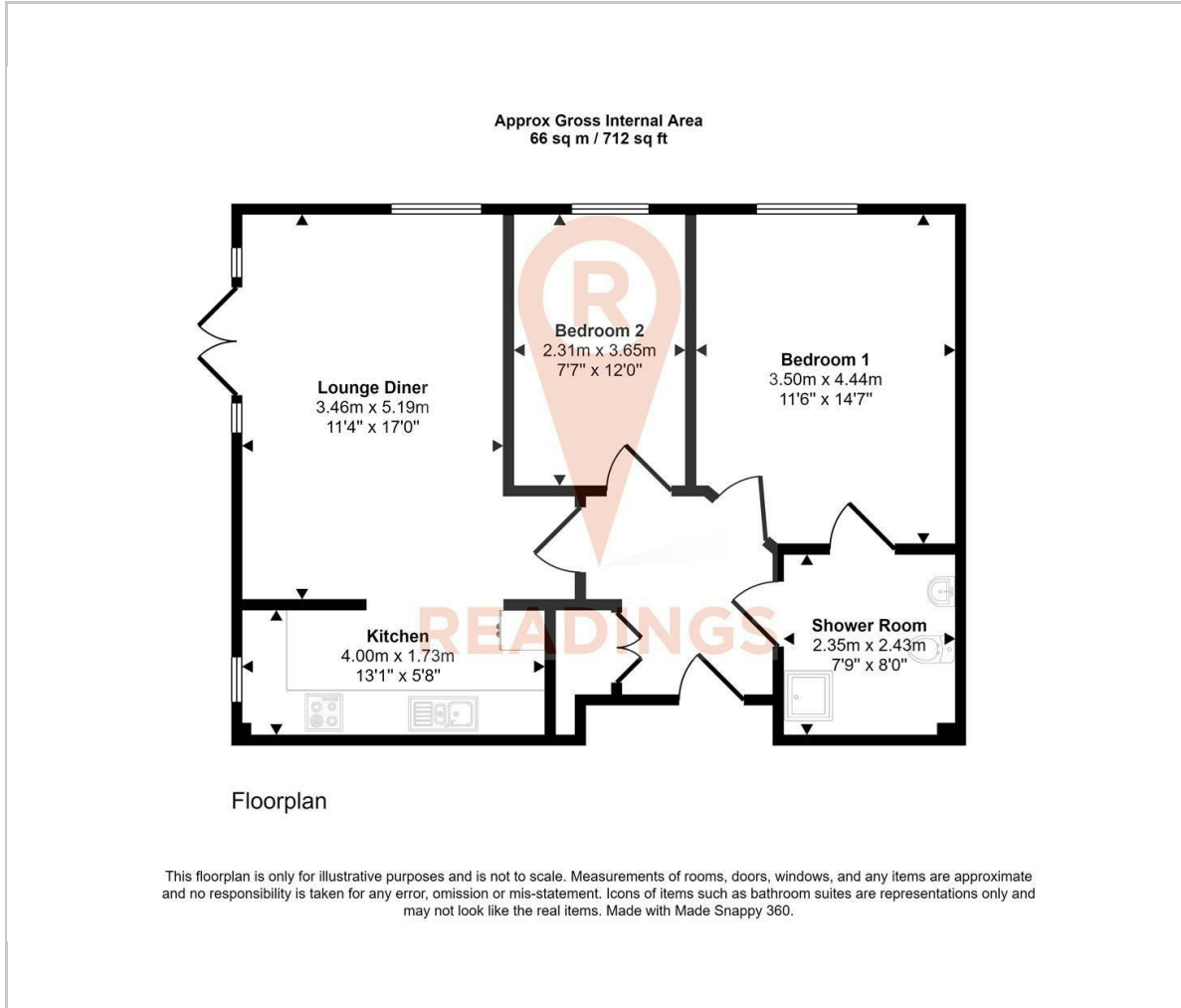
Anti Money Laundering

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.

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.

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

