



READINGS

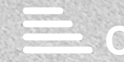
www.readingspropertygroup.com



Fosse Close

Watergate Lane, Leicester, LE3 2RY

50% Shared Ownership £75,000



Fosse Close

Watergate Lane, Leicester, LE3
2RV

Looking to get on the property ladder? This stylish top-floor, two-bedroom apartment could be the perfect start! Offered on a 50% shared ownership basis, with the bonus of no onward chain, this modern home is move-in ready. Inside, you'll find a bright and spacious open-plan living/dining kitchen area, two double bedrooms, a sleek shower room, and plenty of storage. Plus, it comes with its own allocated parking space and additional visitor parking.

Rent is payable to the Housing Association for the other 50% share, this is currently £215.08pcm. A service charge of £85.72pcm is also payable. Total £300.08pcm.

Please note, this property is available to those looking to purchase a home to live in a not a buy to let. Ownership criteria apply. Any interested party will be required to complete an eligibility application to be assessed by the Housing Association who retain the other 50% share of this property.

Don't miss out on this fantastic opportunity for first-time buyers—schedule a viewing today!

Property Information

Tenure: Leasehold 99 year lease from 4th June 2009 83 years remaining. 50% shared ownership basis. Rent of £215.08 is payable to the Housing Association on the remaining 50% share. There is a service charge of £85.72pcm.

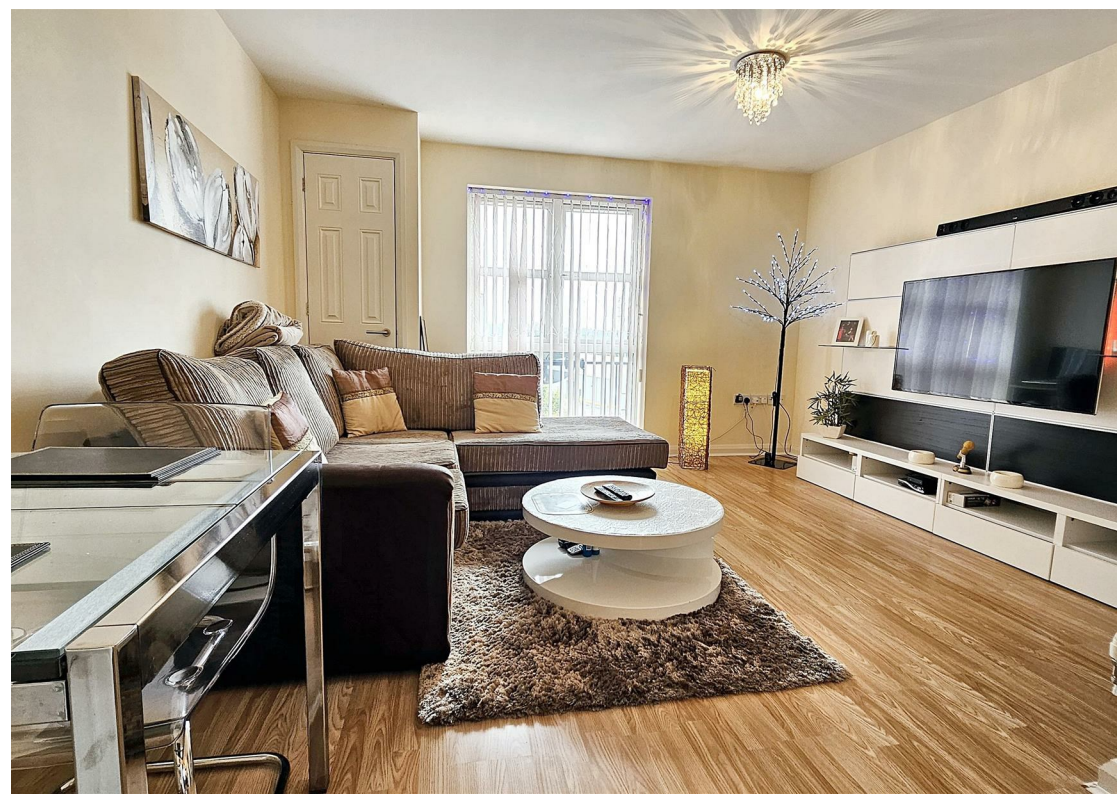
Local Authority: Blaby
Council Tax Band: B

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: No risk





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.

Tenure

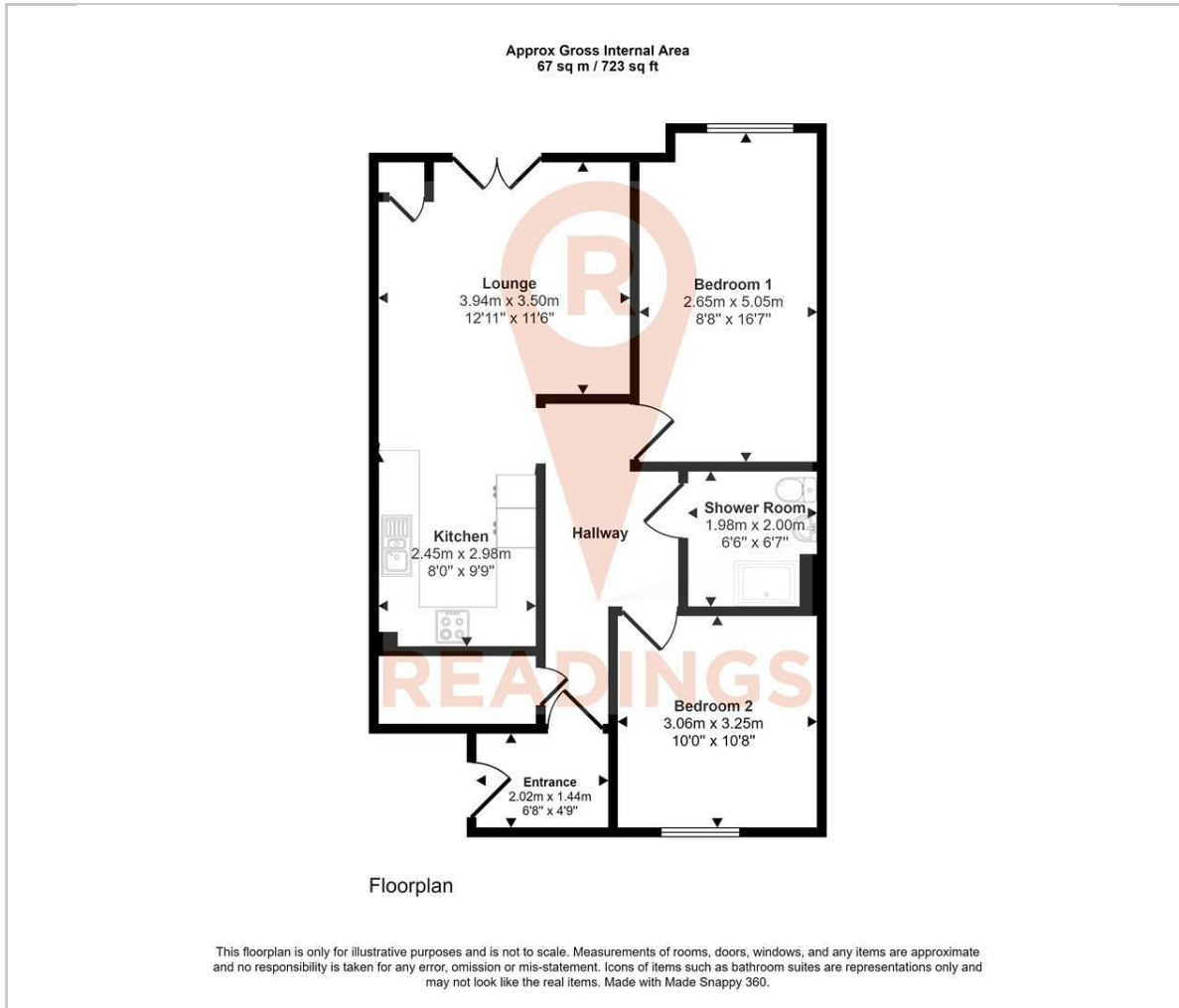
The property is being sold leasehold on a 50% shared ownership basis with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating 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.



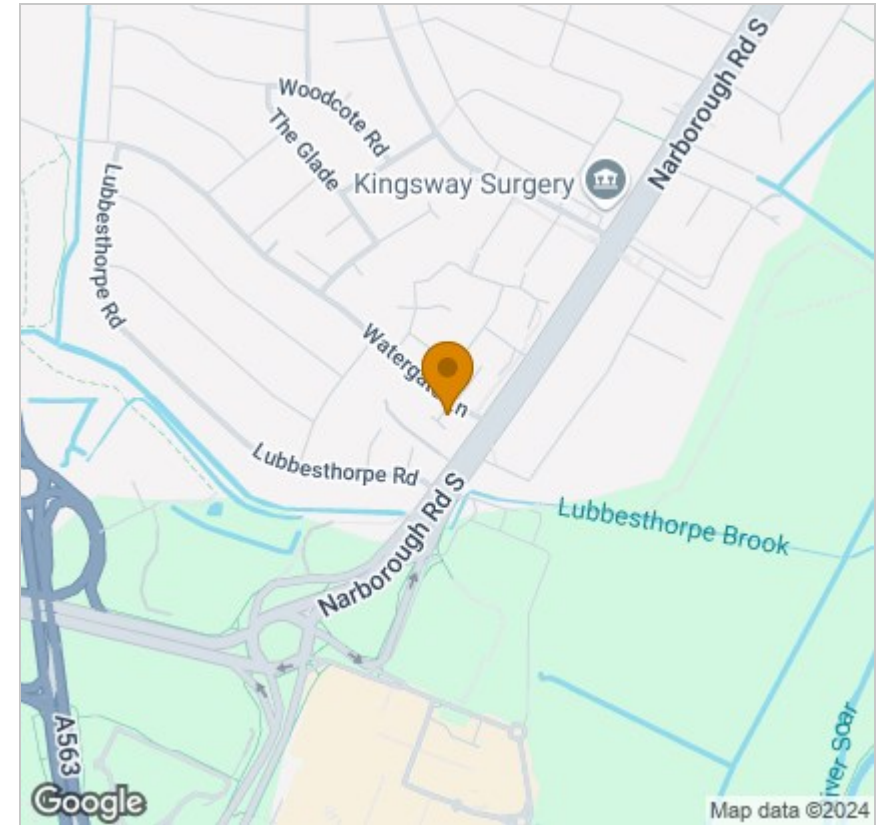
Floor Plan



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

