



READINGS

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Lower Hastings Street

Leicester, LE1 7AT

Offers In The Region Of £350,000



Lower Hastings Street

, Leicester, LE1 7AT

An excellent opportunity to purchase a substantial three storey end of terraced town house, converted to form four self contained flats. A popular location within walking distance of the Royal Infirmary, Leicester University and the British Rail train station and just across Mandella Park to the Tigers ground.

Currently let and managed by Readings, this property has a great track record and three of the four flats are currently let on Assured Shorthold tenancies. There is also a garage let on a licence. When fully let the rental income would be £27,540 per annum.

Flat 1

A ground floor, one bedroomed flat of 42m². Spacious lounge and kitchen area. Inner hall leading to a good sized double bedroom and bathroom. Gas central heating and double glazing. Let on a periodic tenancy from October 2021. Current rent of £525.00 per calendar month.

Flat 2

A split level self contained flat of 38m². Gas central heating and double glazing. Ground floor double bedroom and shower room and on the first floor there is a spacious open plan lounge with kitchen. Let on an assured shorthold tenancy from September 2024 at £600.00 per calendar month.

Flat 3

A one bedroomed first floor flat of 43m². Gas central heating and double glazing. Spacious lounge with modern kitchen. Double bedroom and bathroom. Let on a periodic tenancy from 28/12/22 at £545.00 per calendar month.





Flat 4

A one bedroomed second floor flat of 43m². Gas central heating and double glazing. Open plan lounge with kitchen area. Spacious double bedroom and shower room with separate WC. Let on an assured shorthold tenancy from March 2024 at £545.00 per calendar month.

Garage

Single detached garage let under licence at £80.00 per calendar month.



Property Information

Tenure: Freehold

Local Authority: Leicester City Council

Council Tax Band: Each flat is Band A

Type of Construction: Traditional solid brick.

Services: Each flat is separately metered and has their own gas central heating system

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

EPC Flat 1 E Flat 2 D Flat 3 D Flat 4 D.



Tenure

The property is being sold freehold subject to assured tenancies in place at the time of 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.

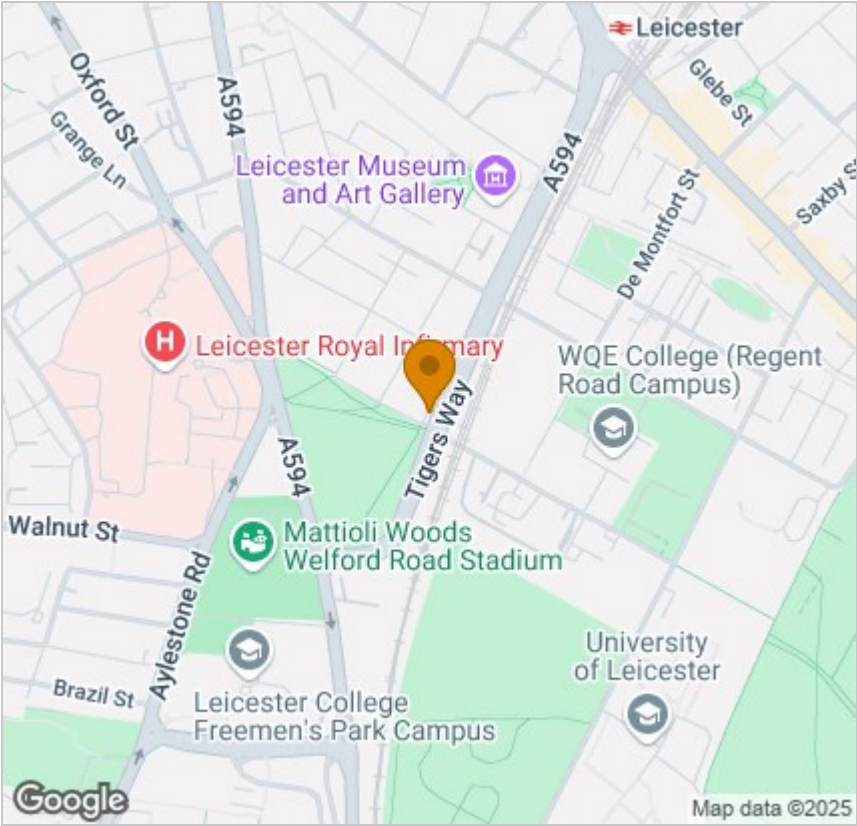
Floor Plan



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

