



READINGS

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Tichborne Street
Leicester, Leicester, LE2 0NQ

Offers In The Region Of £150,000



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This spacious and well-presented two-bedroom flat sits on the top (second) floor of a purpose-built apartment block in Highfields. It's a great option for first-time buyers or as a buy-to-let investment.

The flat is accessed via a communal hallway with stairs leading up to the second floor. Inside, you'll find a modern composite front door opening into a porch and hallway, complete with a handy storage cupboard. The lounge/dining room is a good size, and the separate breakfast kitchen features a modern fitted kitchen and a cupboard housing the combination boiler.

The main bedroom is generously sized, while the second bedroom is a comfortable space as well. There's also a shower room.

Residents benefit from parking to the rear of the building, and the flat is offered for sale on a leasehold basis with a long lease. Lease start date 14th November 2023 until 30th November 2219. 196 years remaining.

There is a service charge payable of £110.54 monthly from 1st April 2025. There is no ground rent payable.

Early viewing is highly recommended—don't miss out!





Property Information

Tenure: Leasehold

Local Authority: Leicester city

Council Tax Band: A

Type of Construction: Standard

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

The property is being 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

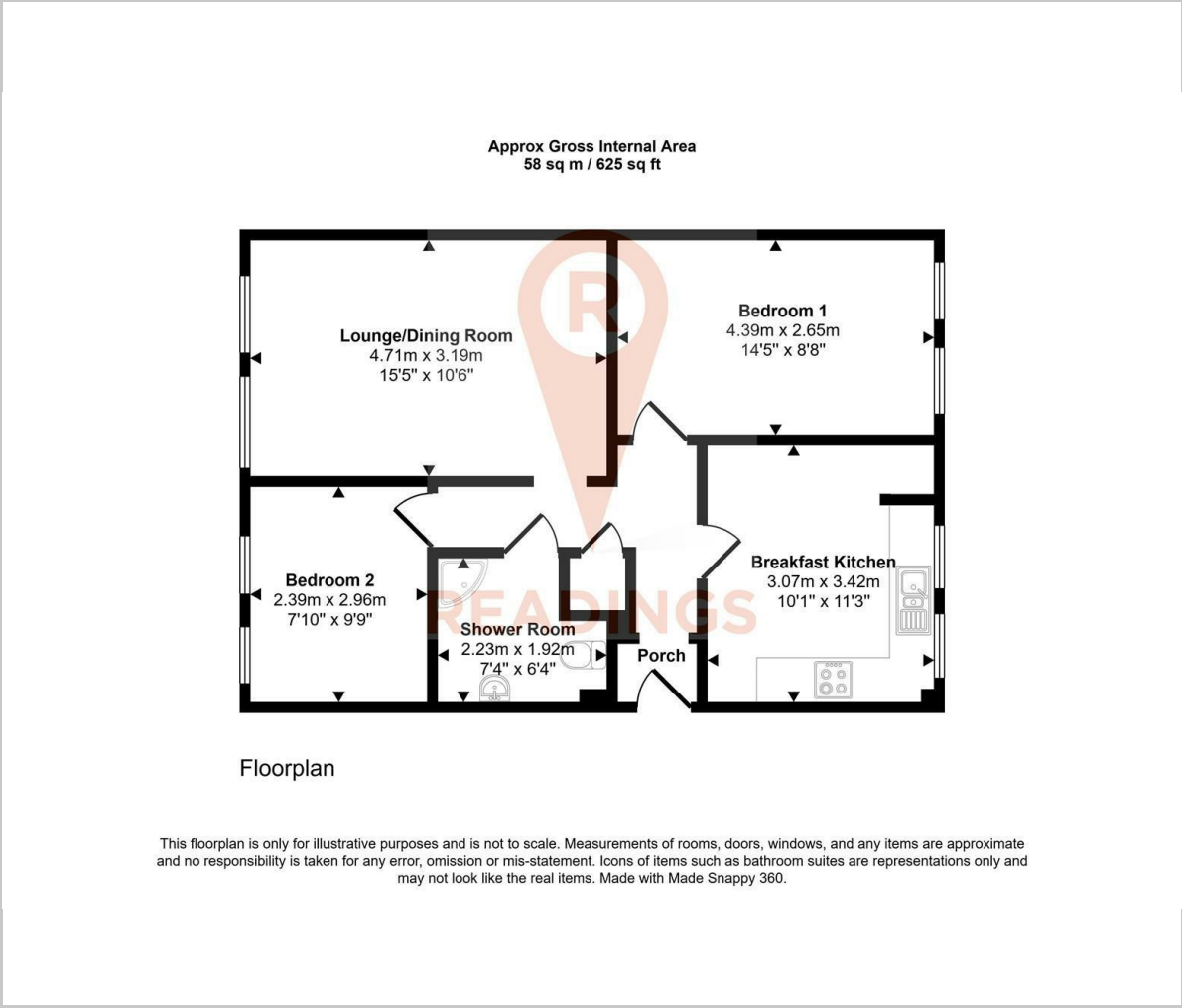
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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



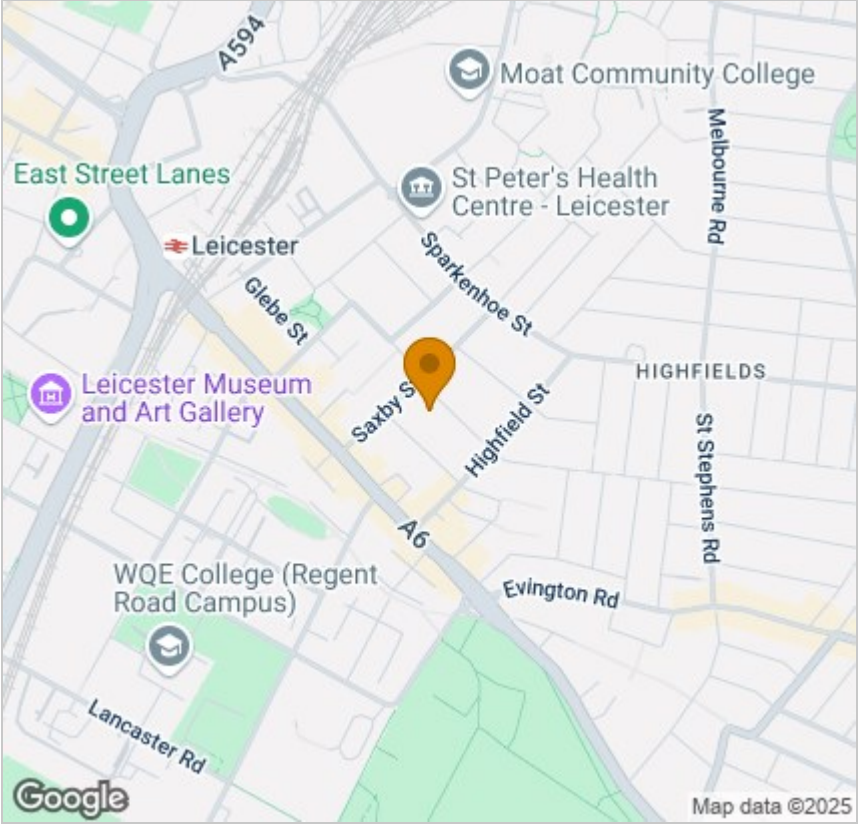
Floor Plan



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

