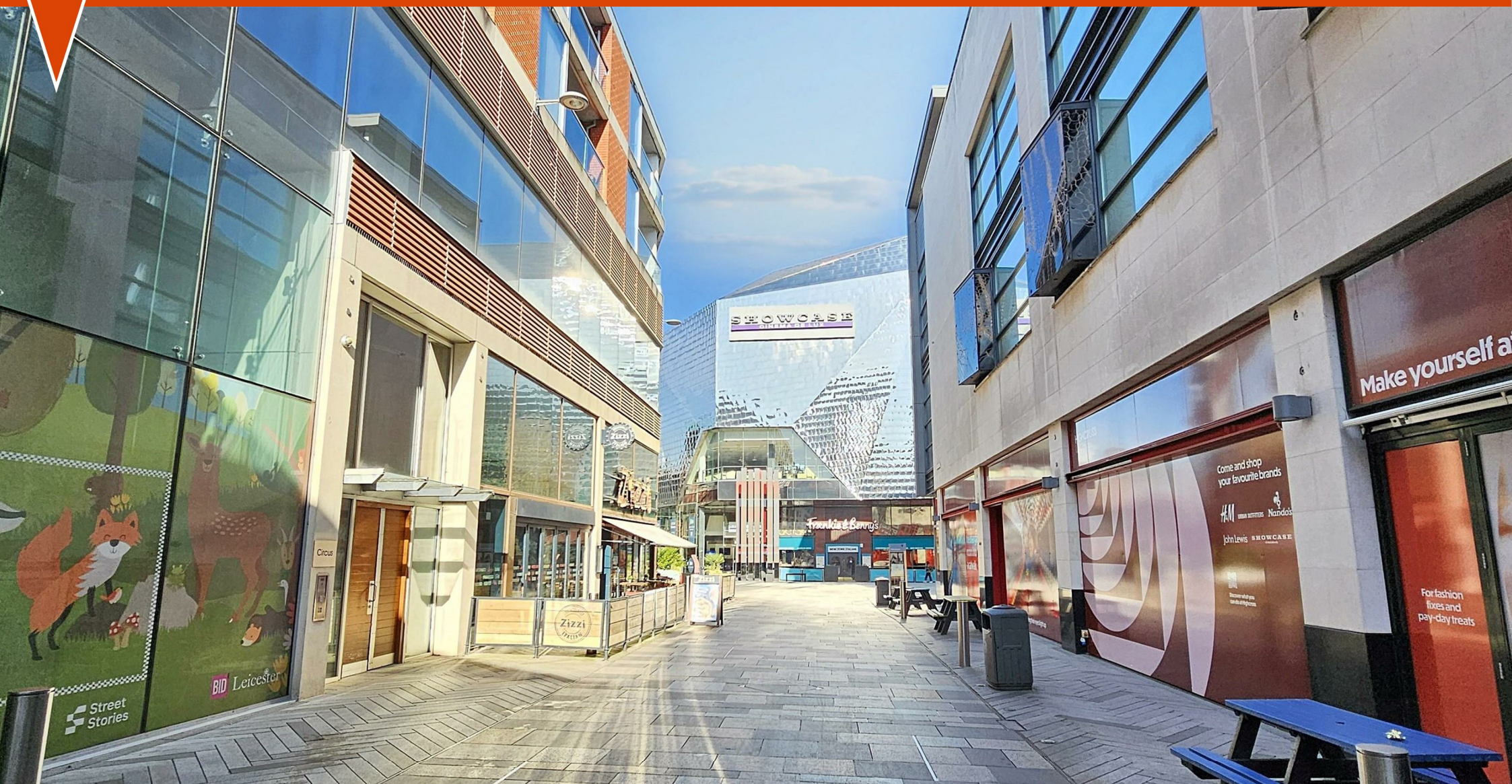




READINGS

www.readingspropertygroup.com



12 Highcross Lane
Leicester, Leicester, LE1 4SN

Offers In The Region Of £195,000



12 Highcross Lane

Leicester, Leicester, LE1 4SN

We're looking for cash buyers for this stunning first floor apartment. Since it's located above restaurants, obtaining conventional mortgage finance against the apartment might not be an option.

It's right in the heart of the Highcross shopping centre—and it even has a rare bonus: a communal garden on the first floor, beautifully designed with hard landscaping and plenty of seating areas to relax.

You'll enter via a shared entrance with both stairs and a lift to all floors. Once inside, there's a covered walkway that leads to your front door. Step into a welcoming entrance hall, which opens up into a spacious open-plan living, dining and kitchen area. From here, you can access a generous balcony that also connects to all three bedrooms.

There are two good-sized double bedrooms and a third room currently set up as a home office—all with direct access to the balcony. The main bedroom comes with its own en suite, and there's a separate bathroom as well.

The property is held on a long lease from 25th December 2008 until 24th December 2133. We understand the current service charge is around £1,275.81 per quarter, and the ground rent is £250 per year. The service charge includes building maintenance, lift upkeep, cleaning, and building insurance.

Property Information

Tenure: Leasehold with lease expiring 24/12/2133. 125 years remaining. Ground rent £250 per annum. Service charge of £1,275.81 payable each quarter.

Local Authority: Leicester City

Council Tax Band: D

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.

Entrance Hallway

With oak flooring, utility cupboard off with automatic washer/dryer.

Living Dining Kitchen

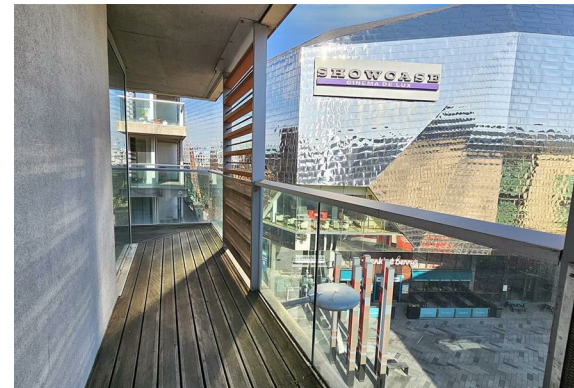
With oak flooring, access to balcony, range of quality furniture.

Kitchen

Open to the lounge and fitted with modern, contemporary high gloss units and appliances to include oven, hob, extractor hood, dishwasher, refrigerator, free standing fridge freezer.

Bedroom 1

With built in wardrobes and access to second balcony. Range of quality furnishings.





En-suite

With shower cubicle, wash hand basin and WC with concealed cistern.

Bedroom 2

With access to second balcony. Range of quality furnishings.

Bedroom 3/Office

Currently set up as an office with sliding doors to the main reception area and access to the balcony.

Bathroom

With panelled bath with shower over, WC with concealed cistern and wash hand basin.

Outside

There are fabulous communal landscaped roof gardens. The apartment is accessed via a security video entry phone system. The building has a lift.

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.

Consumer Protection Legislation

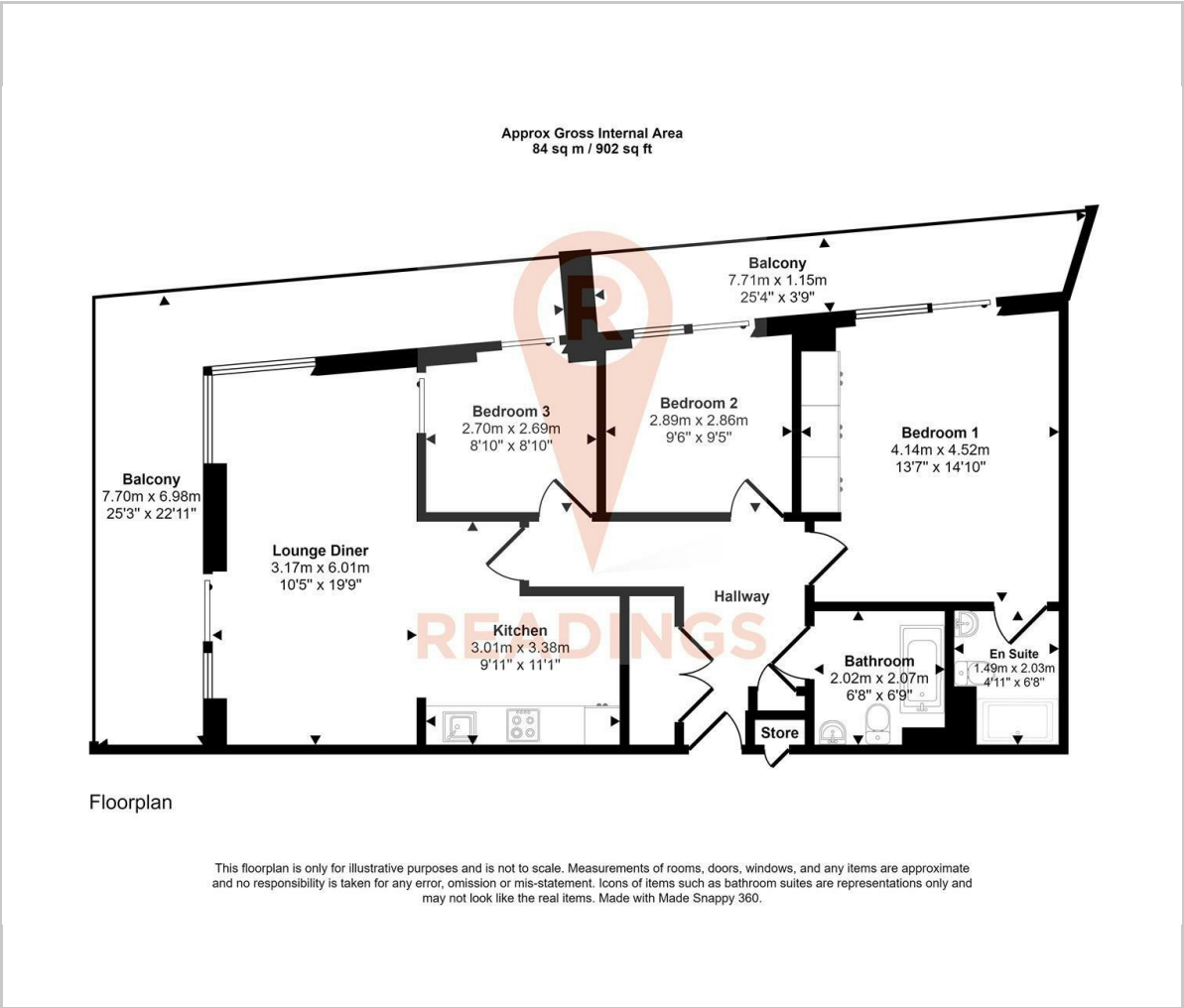
CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information 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

