



# READINGS

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Filbert Street East

Leicester, LE2 7JG

**Price Guide £275,000**



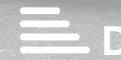
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## Filbert Street East

, Leicester, LE2 7JG

An excellent opportunity to purchase a well maintained and designed licenced HMO in the article 4 area. Offered Close ot LRI teaching hospital, DMU and Leicester University. Offering 5 bedrooms, a communal kitchen, lounge and two shower rooms. Currently let on a Joint tenancy. Term: 1/9/25 to 30/6/26. Rent: £2,166.67 PCM.

The property is well appointed with a modern kitchen and shower rooms, gas central heating and double glazing. There is a cellar and enclosed rear yard. Viewing strictly through the agents.

### Entrance Hall

### Bedroom

12'4" x 10'6" (3.77m x 3.21m )

### Bedroom

12'4" x 11'1" (3.76m x 3.39m)

### Shower Room

6'8" x 5'4" (2.04m x 1.65m)

### Fitted Kitchen

13'6" x 7'11" (4.12m x 2.43m)

### Living Room

11'6" x 7'5" (3.51m x 2.27m)

### Landing

### Bedroom

8'2" x 15'9" (2.51m x 4.81m)

### Bedroom

12'4" x 12'9" (3.77m x 3.90m)

### Bedroom

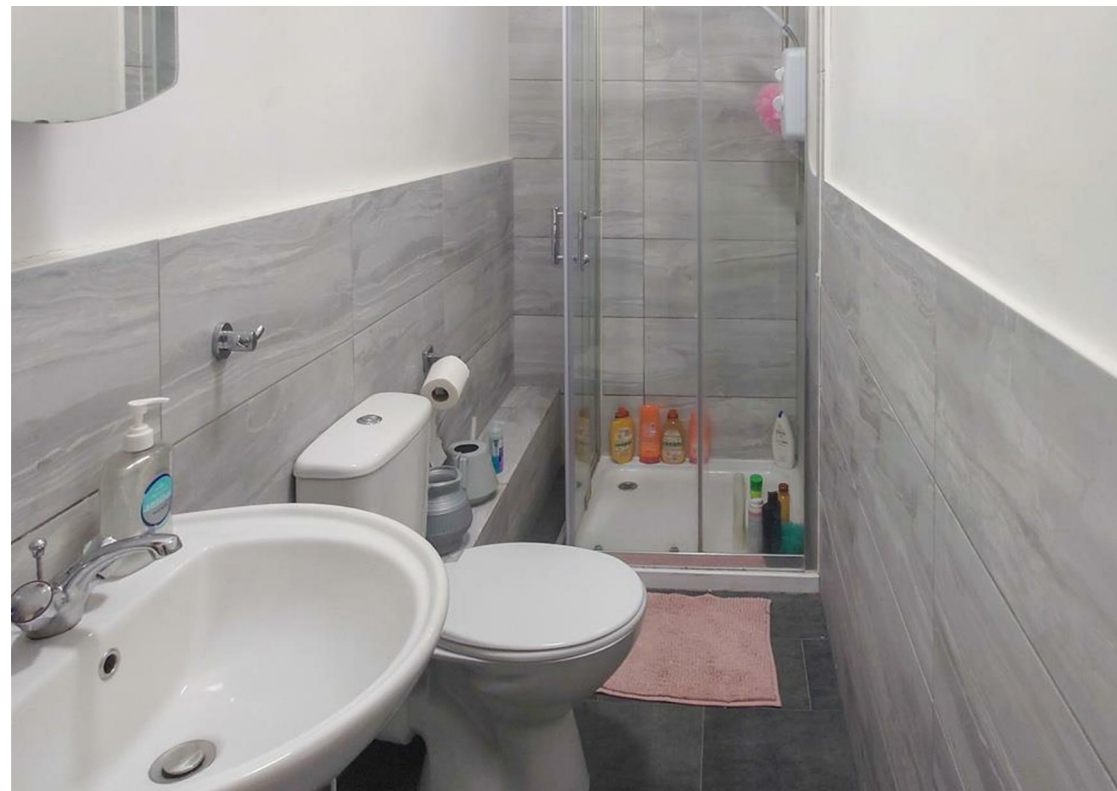
10'10" x 8'5" (3.31m x 2.57m)

### Shower Room

3'6" 10'7" (1.09m 3.23m)

### Outside

Enclosed rear yard.





## 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

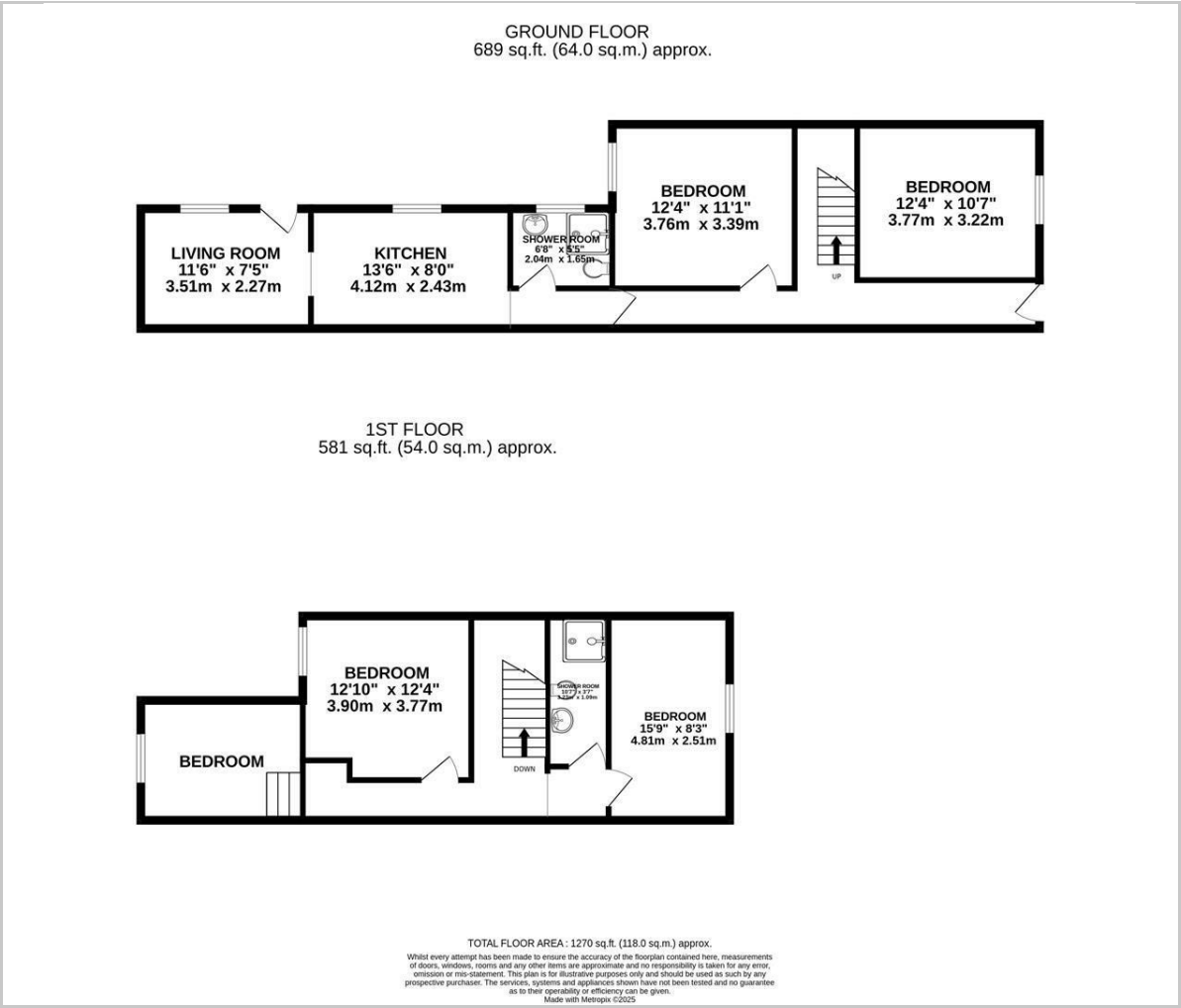
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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

## Management Notes

The property is currently let vis Student Digs. Note our fees are linked to the tenancy and the tenants have contracted with Student Digs to provide the utilities. Upon sale we will either require the new owner to contract with Student Digs to continue the management for this tenancy under our standard terms or the owner will need to pay any remaining fees due on the tenancy



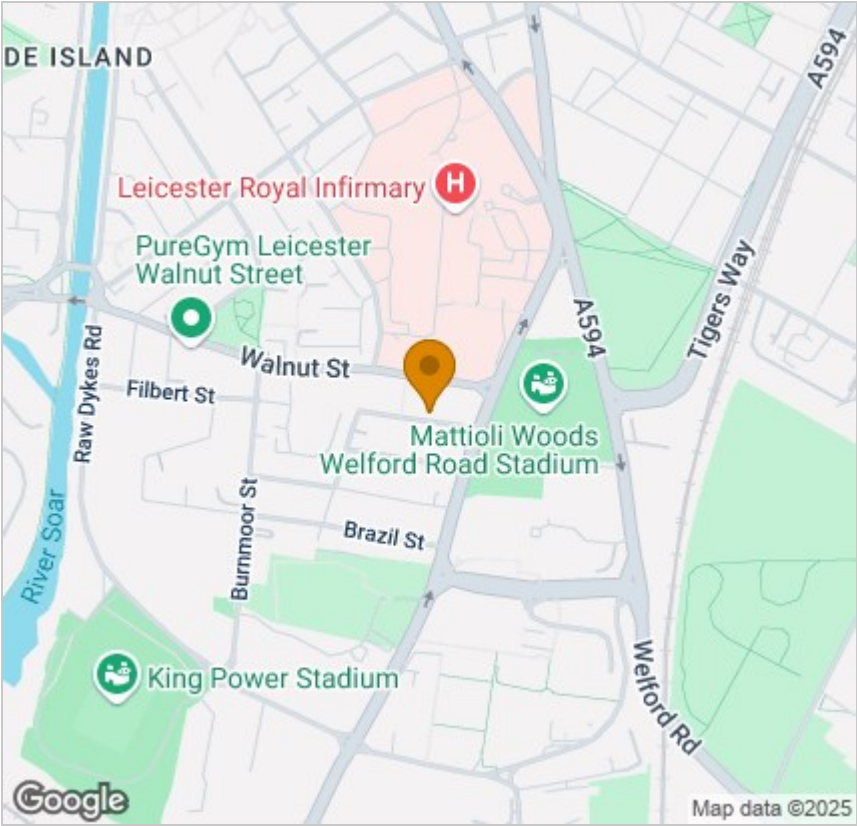
Floor Plan



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

