



READINGS

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Mon - Sat
9.30 am - 4.00 pm
1 hour
No return
within 1 hour
→

Resident
permit
holders
only
←

Walton Street

Leicester, Leicester, LE3 0DX

£200,000



Walton Street

Leicester, Leicester, LE3 0DX

A fantastic investment opportunity — this terraced property has been converted into two self-contained one-bedroom flats.

The first-floor flat is currently let on an AST at £625 per calendar month, while the ground-floor flat is currently vacant, ready for new tenants.

The ground-floor flat is accessed via the shared side entry, with a private door leading into the flat. Inside, you'll find an entrance hall, lounge, kitchen, bedroom and bathroom. The windows are uPVC double glazed and there's gas central heating from a combi boiler. The flat also enjoys access from the kitchen to a courtyard rear garden.

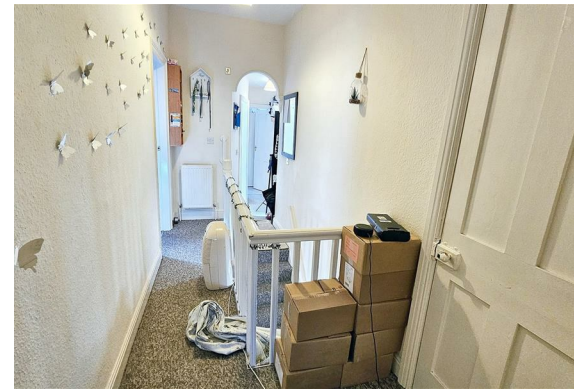
The first-floor flat is accessed from the front of the property, with a porch and entrance vestibule with stairs leading up to the first-floor landing. This flat offers a lounge, kitchen, bedroom and bathroom, also with uPVC double-glazed windows and gas central heating from a combi boiler.

Opportunities like this don't come up often — early viewing is strongly recommended to avoid missing out.

EPC ratings:

Ground floor flat Current 60D and Potential 74C.

First floor flat Current 67D and Potential 78C.





Property Information

Tenure: Freehold

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: None

Annual Estate Management Charge If

Applicable: n/a

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

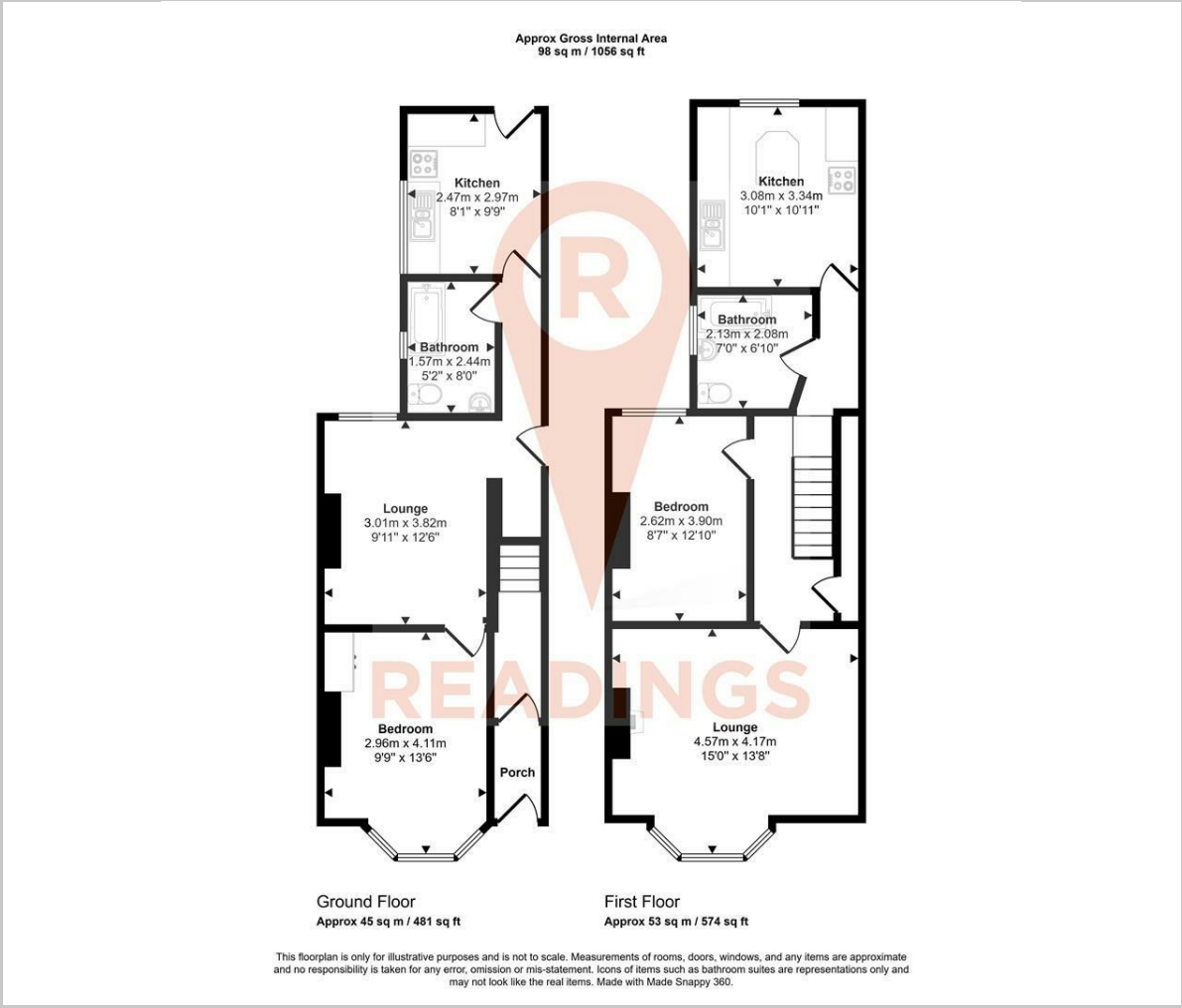
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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



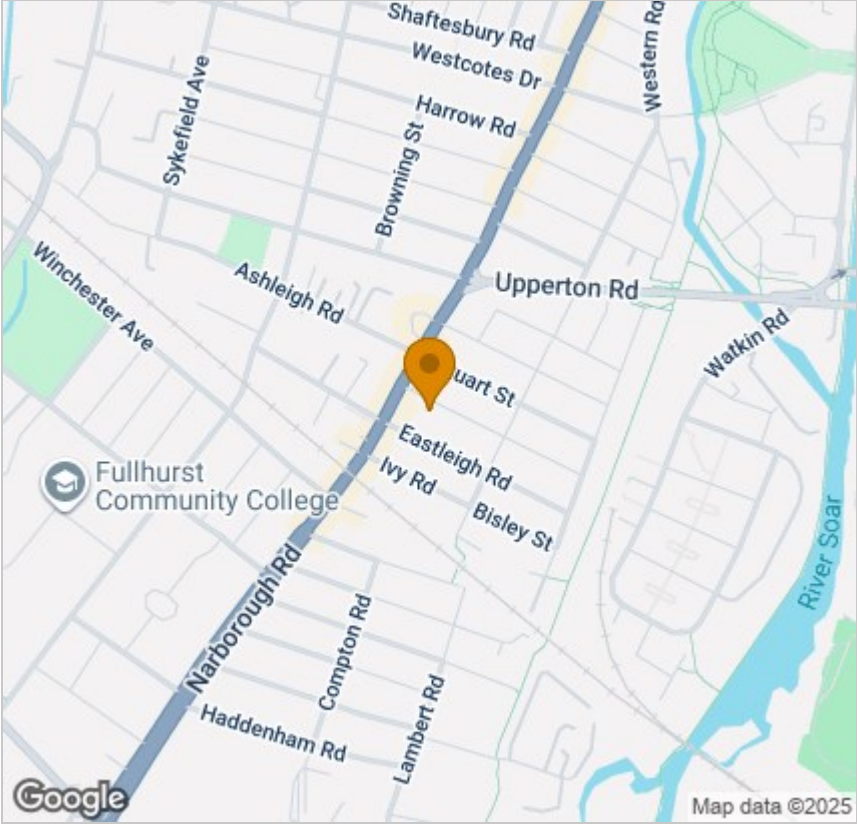
Floor Plan



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

