



READINGS

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Cherryleas Drive
Leicester LE3 0LT

£155,000



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Cherryleas Drive

, Leicester, LE3 0LT

This well-presented first-floor maisonette (flat) comes with an extended lease and is being sold with no onward chain, making it an ideal choice for a first-time buyer or a buy-to-let investor. It also includes a single garage nearby.

Inside, the property benefits from double glazing and gas central heating. The layout includes an entrance vestibule with stairs leading up to the first floor, where you'll find a hallway with storage, a good-sized lounge, separate kitchen, two bedrooms and a bathroom. Outside, there's a lawned front garden that the property owns.

Located in the popular Westcotes area, you'll be close to all the local amenities of the West End, including bars, shops, and restaurants, while the city centre is just a short distance away.

Property Information

Tenure: Leasehold with 129 years remaining.
There is no ground rent or service charge payable.

Local Authority: Leicester City Council
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:

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.



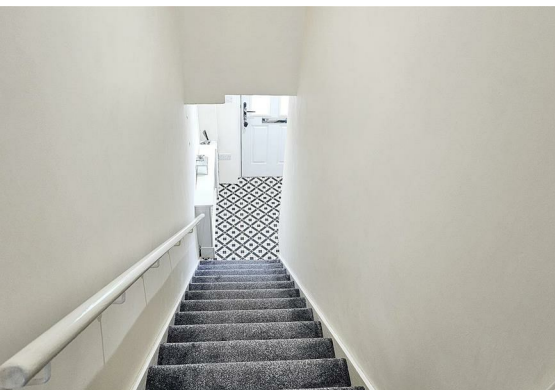


Consumer Protection Legislation

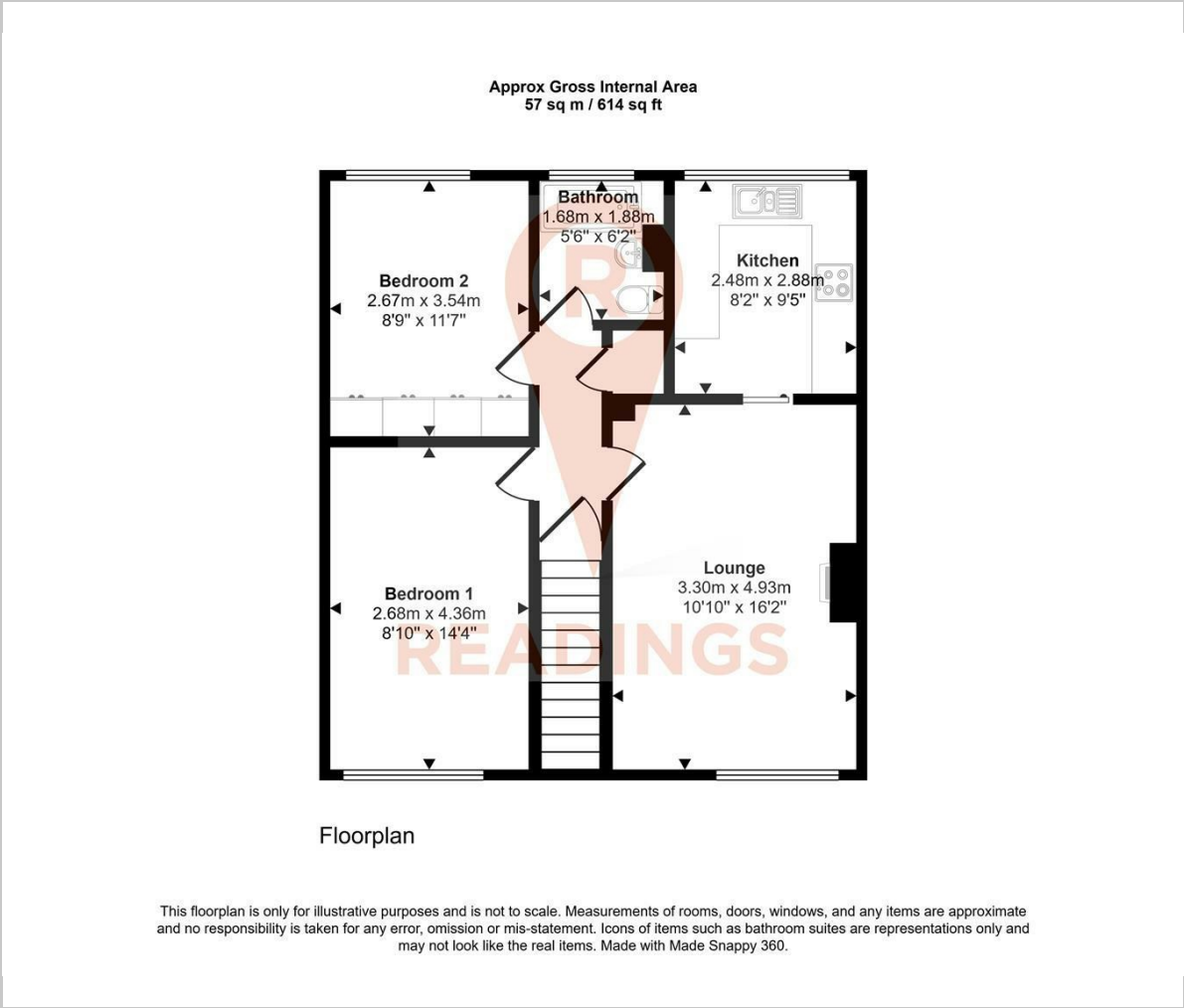
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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



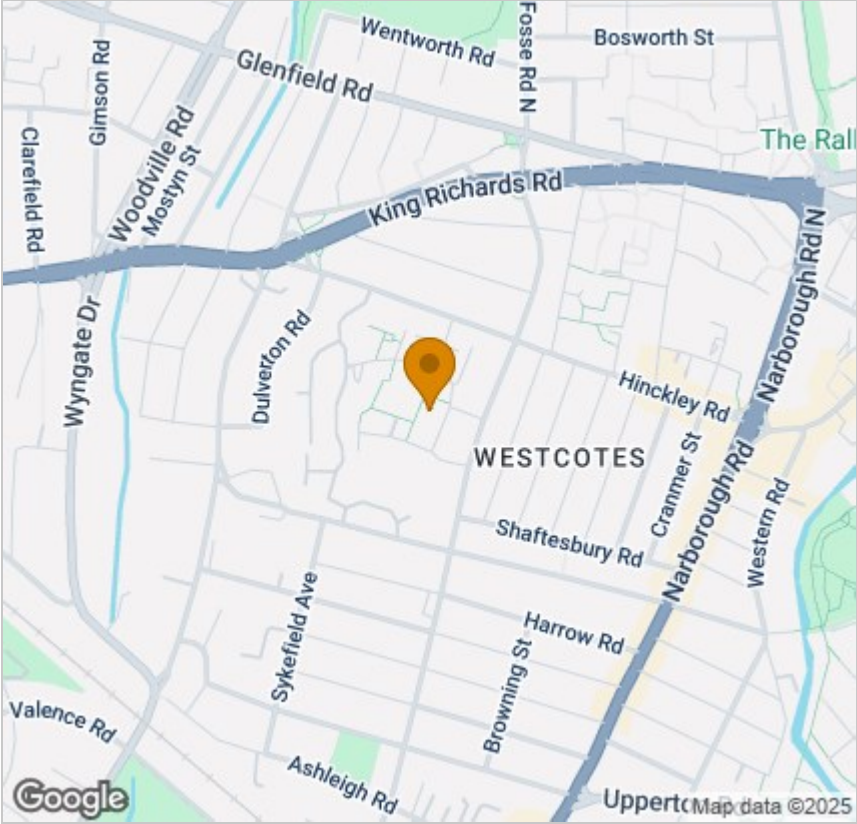
Floor Plan



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

