



# READINGS

www.readingspropertygroup.com



## The Fosse Building, 1a Tetuan Road

Leicester, LE3 9SG

£129,950



Readings Property Group are pleased to offer this spacious first-floor apartment offered for sale with no onward chain and set in a really handy spot close to the West End district. The Fosse Building was built by Williams Builders — a highly regarded local firm — so you know the quality is there.

Inside, you're welcomed by a larger-than-average hallway with built-in shoe storage. The kitchen comes with a breakfast bar, built-in hob, oven and dishwasher, plus a fridge freezer. Just off the kitchen is the living room, which opens out onto a balcony.

The master bedroom features built-in wardrobes and its own en-suite shower room. The second bedroom is also a generous double and includes built-in wardrobes. The main bathroom has a bath with a shower over.

Additional perks include an electric "wet" heating system feeding radiators, a video entry phone system, and secure allocated parking set within attractive, landscaped communal gardens.

You're just a short distance from the city centre, and Braunstone Gate's great selection of bars and restaurants is close by too. The location also offers easy access to the A50 Groby Road, which links to the Outer Ring Road, A46 Leicester Western Bypass, and the M1/M69 motorway network.





Property Information

Tenure: Leasehold with a 125 year lease from 2005 (105 years remaining). Quarterly service charges are £284 and there is a yearly Ground Rent of £170. We understand this is reviewed every 10 years and is set at 1/1000th of the property value.  
Local Authority: Leicester City  
Council Tax Band: B  
Type of Construction: Standard  
Services: The property is offered to the market with electric and mains water.  
Multiple Options for Broadband/mobile phone signal.  
Flood Risk: None

The property is being sold 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.

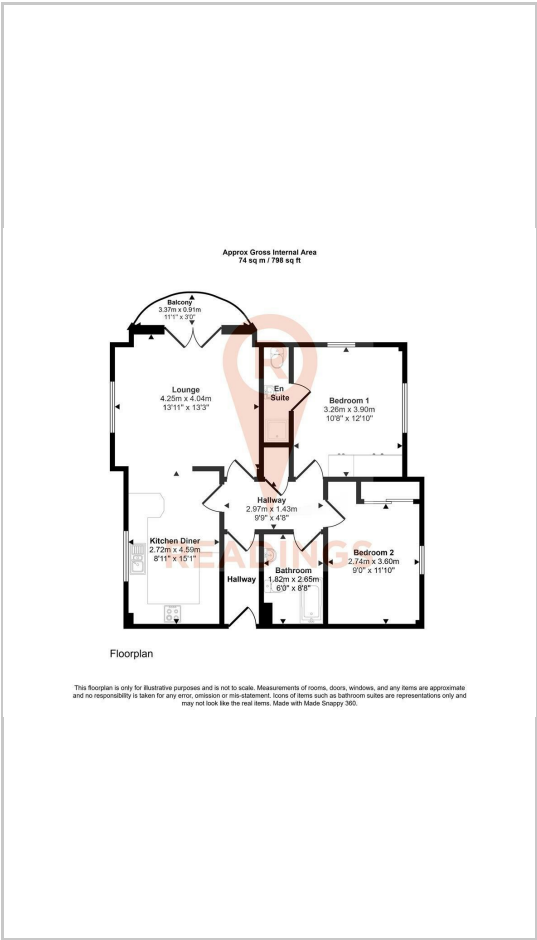
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.  
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.  
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

Area Map



Floor Plans



Energy Efficiency Graph

