



# READINGS

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Linkway Gardens  
West Leicester, Leicester, LE3 0LU

**£155,000**



# Linkway Gardens

West Leicester, Leicester, LE3 0LU

Offered for sale with no onward chain, this spacious two-bedroom ground floor maisonette benefits from an extended lease (128 years remaining) and is presented in excellent condition throughout. The property also includes a single garage, conveniently located in a nearby block.

Accommodation comprises a porch, generous lounge, separate kitchen, inner hallway with storage, two well-proportioned bedrooms and a modern, well-appointed bathroom. To the rear, the property enjoys its own private enclosed garden, complete with a useful storage shed.

With no ground rent or service charge payable, this property represents an ideal first-time purchase or a strong buy-to-let investment opportunity.

## Property Information

Tenure: Leasehold with 128 years remaining. No ground rent or service charge payable.

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

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.





## Anti Money Laundering

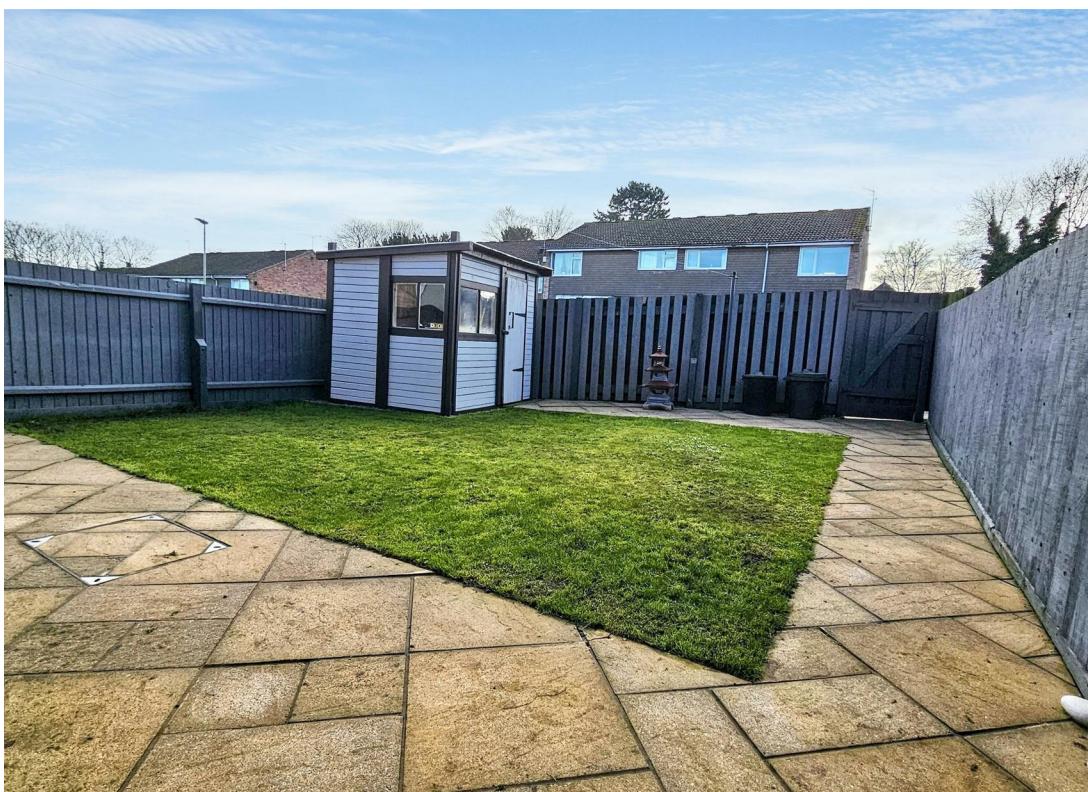
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

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.

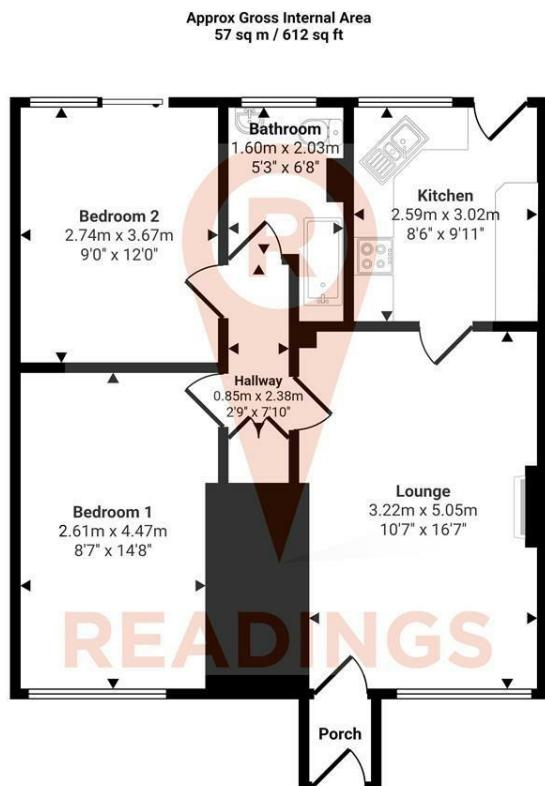
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

## 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.



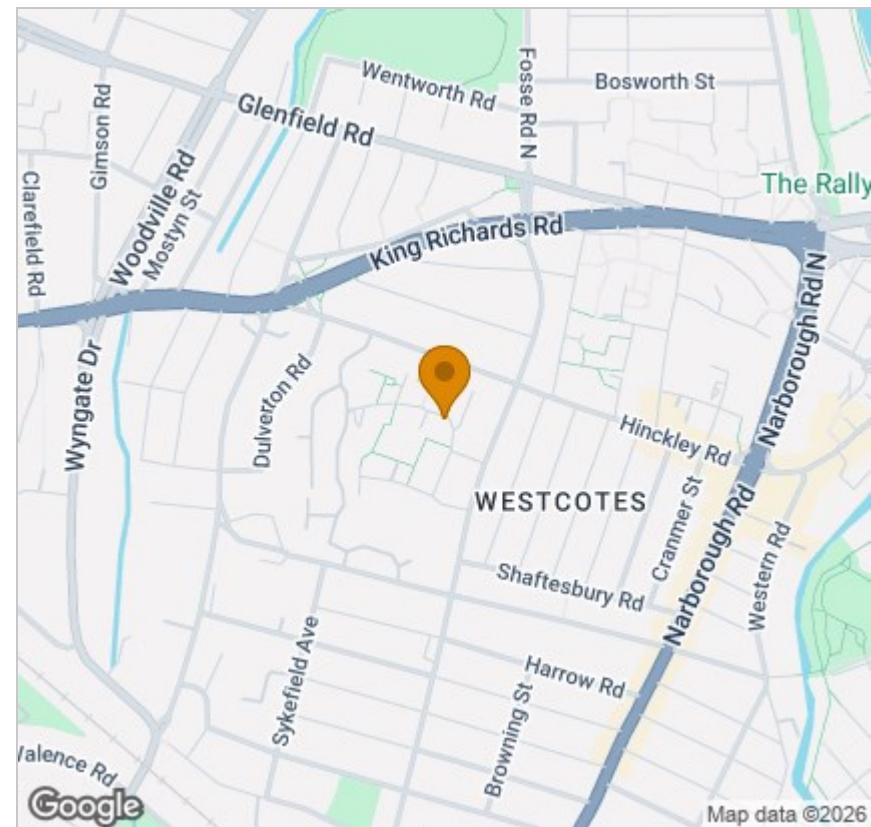
## Floor Plan



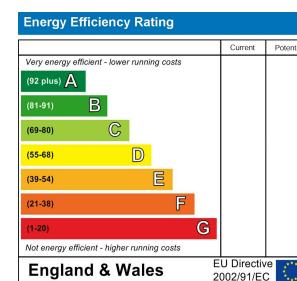
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shappy 360.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.