



Maidenwell Avenue,
Leicester, Leicestershire, LE5 1QD



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£135,000**

****INVESTORS ONLY**** Newton Fallowell Oadby are pleased to offer For Sale this nicely presented TWO BEDROOM THIRD FLOOR APARTMENT being an ideal investment opportunity, located within the popular Hamilton area of Leicester LE5. The property is currently rented on a 12 month tenancy from July 2022 and has recently been improved, there are local schools, shops and amenities in easy reach. The accommodation briefly comprises hallway entrance with fitted kitchen, lounge/diner, two bedrooms and bathroom. Outside there are communal gardens and residents car parking to the rear.

Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Hallway

Entrance hallway having two storage cupboards, laminate flooring and doors to all rooms.



Lounge

21'11" x 11'1" (6.70 x 3.40)

Double glazed windows to the front and rear aspects, carpet flooring, electric wall heater.

Kitchen

8'10" x 8'6" (2.70 x 2.60)

Wall and floor mounted storage cupboards with worktops over, sink and drainer unit, electric hob, oven and extractor hood over, integrated appliances, double glazed window.

Bedroom One

11'1" x 9'10" (3.40 x 3.00)

Double bedroom having carpet flooring, electric wall mounted heater, double glazed window.

Bedroom Two

9'10" x 7'10" (3.00 x 2.40)

Second bedroom having carpet flooring, electric wall mounted heater and double glazed window.

Bathroom

8'6" x 7'10" (2.60 x 2.40)

Fitted suite comprising bath with shower over, pedestal wash hand basin, low level flush w/c, vinyl flooring, part tiled walls with panelling around bath and double glazed window.

Outside

Communal gardens and residents car parking, shared access to the ground floor with stairs to all floors.

Tenure

The property is to be sold on a long leasehold basis having a 150 year lease term from December 2002, ground rent of £150 per year, service charge of approx. £1,080 per year (which covers grounds maintenance/repairs, communal area cleaning/maintenance, buildings insurance). Potential purchasers should make the relevant enquiries with their legal representative to ensure the accuracy of this information.

Council Tax Information

Leicester City Council - Tax Band B. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority

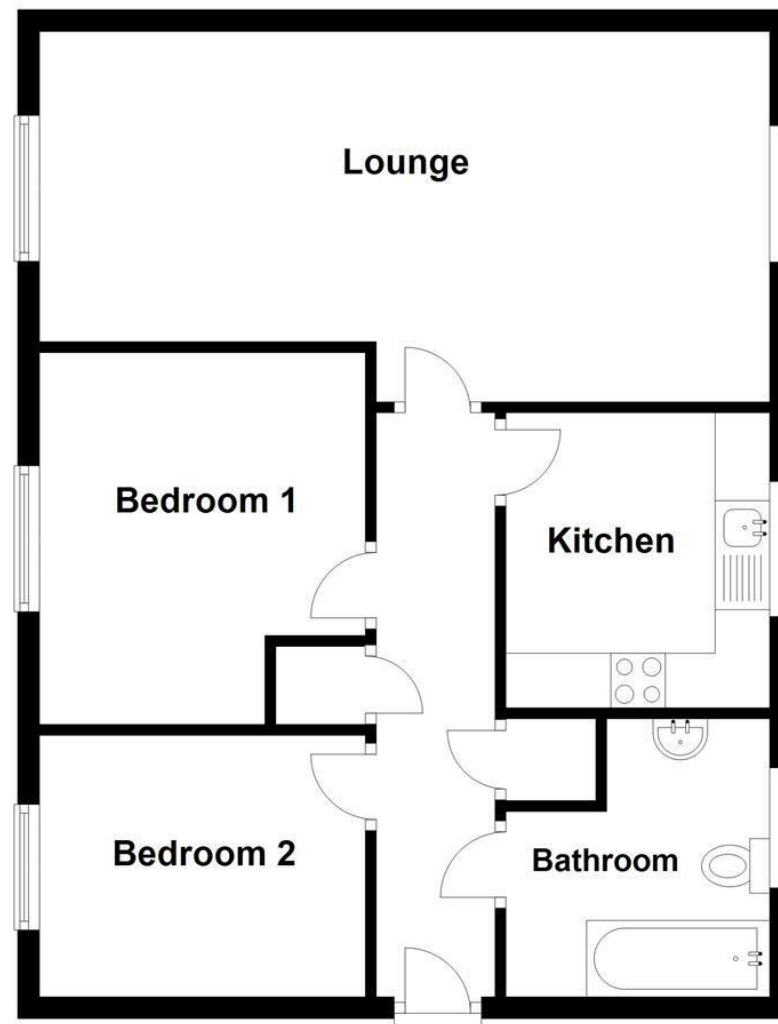


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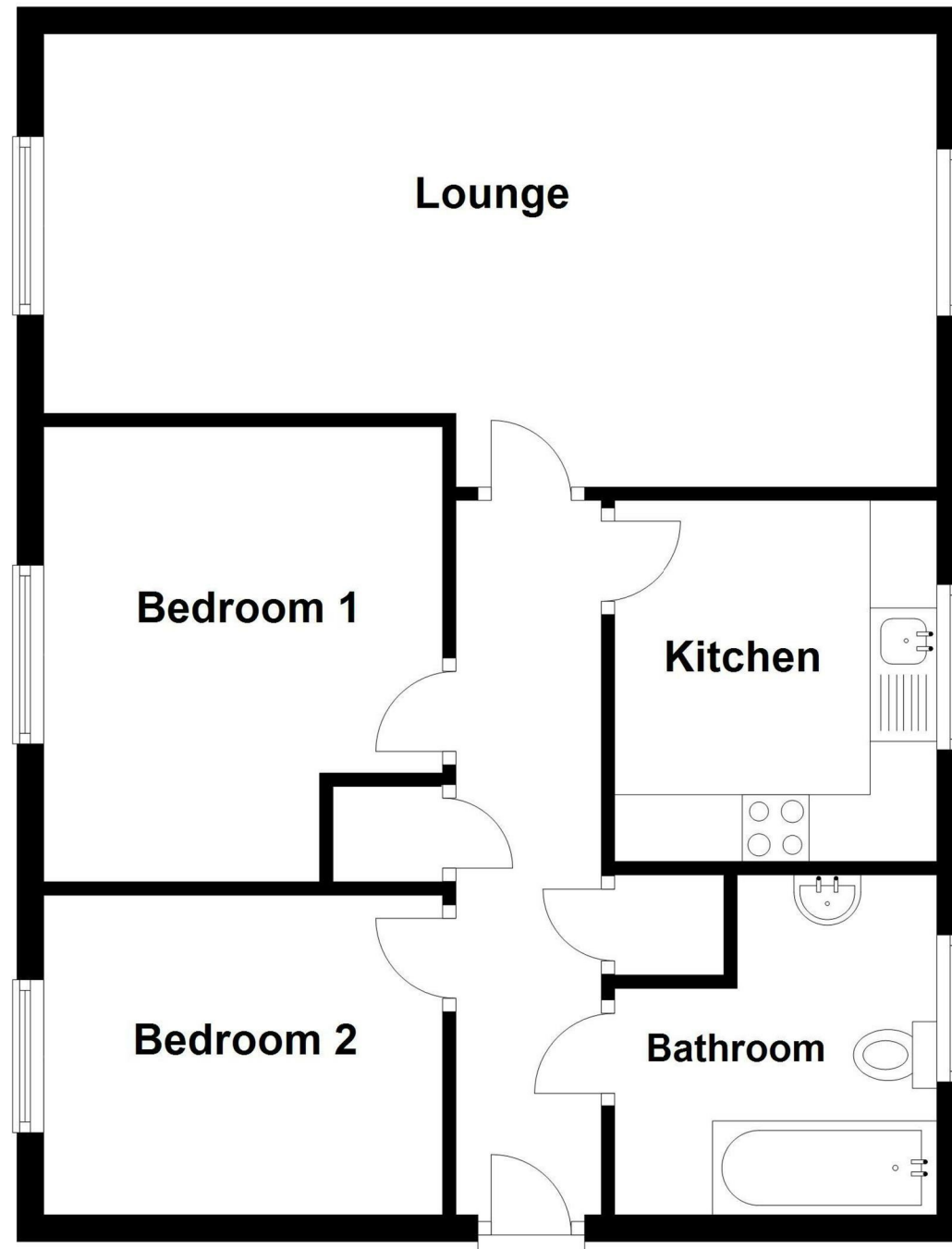
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Third Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Third Floor



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