

FLAT 3, 1A SYKEFIELD AVENUE

WEST END, LEICESTER LE3 0LA

OFFERS OVER: £142,000



A very well presented, chain-free two bedroom apartment located on the second floor of this beautiful building, in the heart of the West End, enjoying the unusual benefit of a communal garden. This property is currently a buy-to-let and therefore falls under Leicester City Council Selective Licence.

Communal hallway • private entrance hall • open plan living area/kitchen • two bedrooms • bathroom • communal gardens • bike store • NO CHAIN • EPC - C

Location

Sykefield Avenue is located on the West End/Westcotes borders, giving excellent access to the city centre with its professional quarters and mainline railway station, along with local neighbourhood shopping found along the nearby Narborough Road and Braunstone Gate with its abundance of bars and restaurants.

Accommodation

The property is entered via steps/ramp and smart composite door into a communal hallway. Steps lead to a private entrance hallway with laminate wood effect flooring. The open plan living area has a dormer window to the front, two Velux windows to the rear, wood laminate effect flooring throughout the front and an excellent range of white base level units and drawers with black preparation surfaces, a stainless steel sink and drainer unit with mixer tap over, inset ceiling spotlights an integrated dishwasher and Indesit stainless steel oven with electric hob, stainless steel splashback and chimney style stainless steel extractor unit above, space and plumbing for an automatic washing machine, space for a fridge-freezer and small dining table. The spacious master bedroom has two Velux windows to the rear. Bedroom two is a small double room with a dormer window to the front and a small built-in cupboard. The contemporary bathroom provides a three piece suite comprising a panelled bath with glazed screen and shower over, an enclosed WC and a pedestal wash hand basin, a chrome heated towel email, Velux window to the rear, part tiled walls and tiled floor.

Outside

The property enjoys an enclosed communal garden to the rear, mainly laid to lawn with a patio area, a purpose-built wood bin and bike shed.

Lease information: Whilst we make every effort to ensure these are correct, they are subject to change, are not to be relied upon & MUST be verified by potential Purchaser's Solicitor.

Tenure: Leasehold with a third share of the freehold (managed through a limited company).

Lease Term: 125 years from January 2002.

Service Charge/Ground Rent: No set amount; agreed upon by the 3 freeholders (currently £50pcm) and is topped up as and when necessary. The freeholders cover all costs relating to the freehold but is not limited to the exterior of the building, communal areas, utilities for the communal areas, repairs, maintenance and insurance etc.

Local Authority: Leicester City Council, **Tax Band:** B. **Conservation Area:** West End

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Flooding issues in the last 5 years :None our Clients are aware of.

Accessibility : There are 3 steps to enter the building but there is also a ramp with handrail.

Planning issues: The owner of a neighbouring property is proposing to develop or make alterations to nearby property or land.





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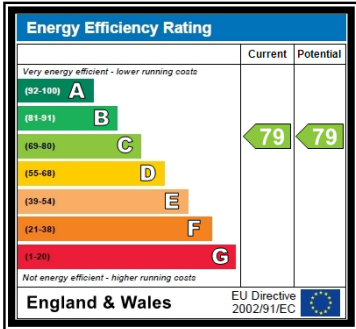
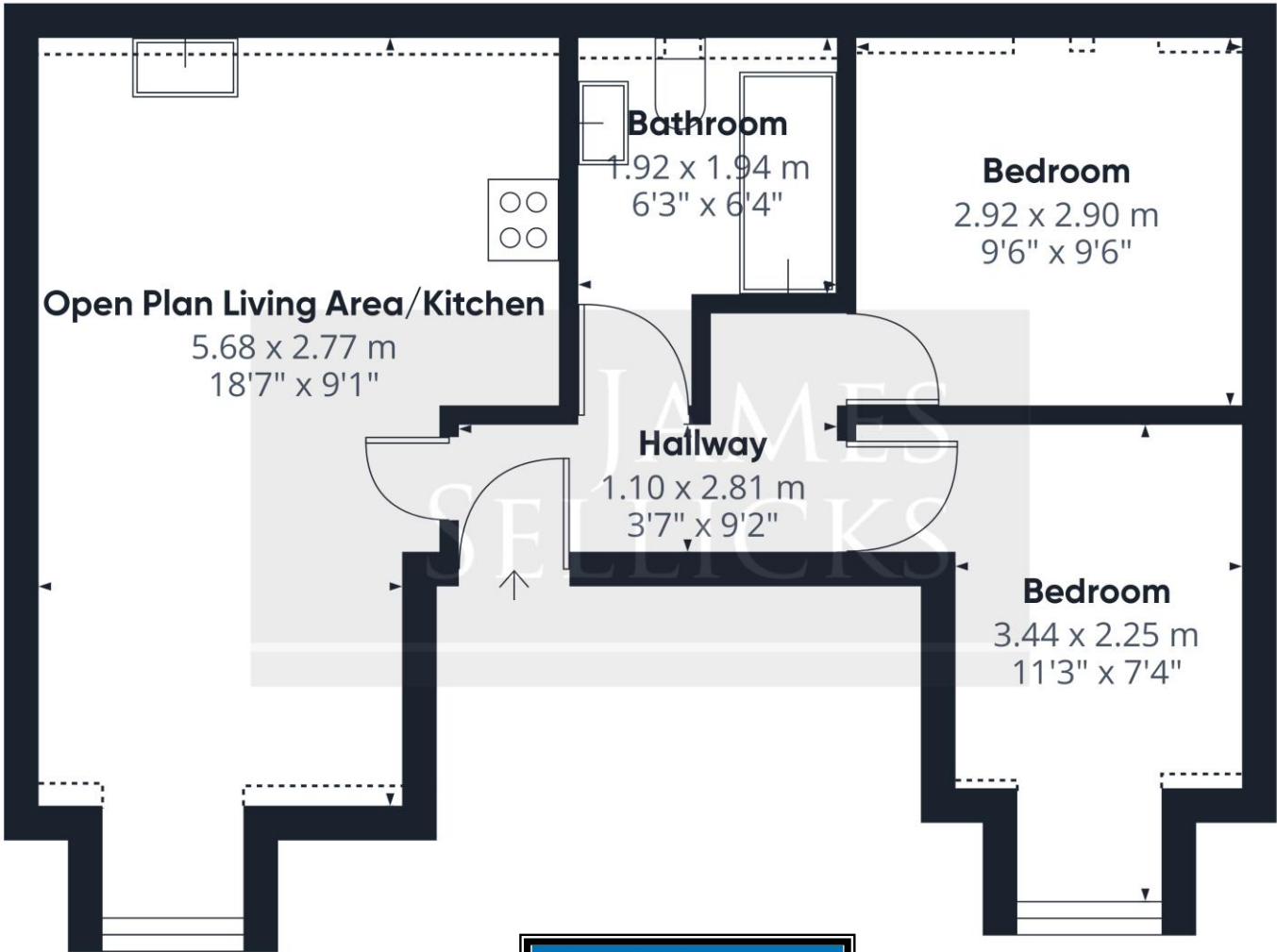


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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS

Approximate total area⁽¹⁾

43.72 m²
470.6 ft²

Reduced headroom

1.19 m²
12.84 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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