



15 Montvale Gardens, Leicester,  
LE4



£159,950



## Key Features

- Two Double Bedrooms (Master With En-suite)
- Modern Ground Floor Apartment
- Lounge Diner & Kitchen
- 125 Years From 1 January 2003
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- EPC rating C
- Leasehold





**MODERN GROUND FLOOR APARTMENT!** – An ideal starter home, this two double bedroomed ground floor apartment is situated within the convenient location of Blackbird Road providing access into the City Centre. With the benefit of gas fired central heating, UPVC double glazing and secure entry system, the accommodation is approached via a communal entrance hall with an entrance door leading to an I-shaped entrance hallway, light and airy lounge diner, kitchen, main bedroom with en-suite shower room, second double bedroom with built in wardrobe and a modern bathroom fitted with a four piece suite. Outside the property offers an allocated parking space. An internal viewing is essential to truly appreciate the size of the accommodation on offer.

### Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Leicester City Council – Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Lease Term: 125 Years From 1 January 2003. Service charge – £1104.74 every 6 months Ground rent – £100 per annum

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right

mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

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 (width x length), floorplans 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 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 to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a





referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

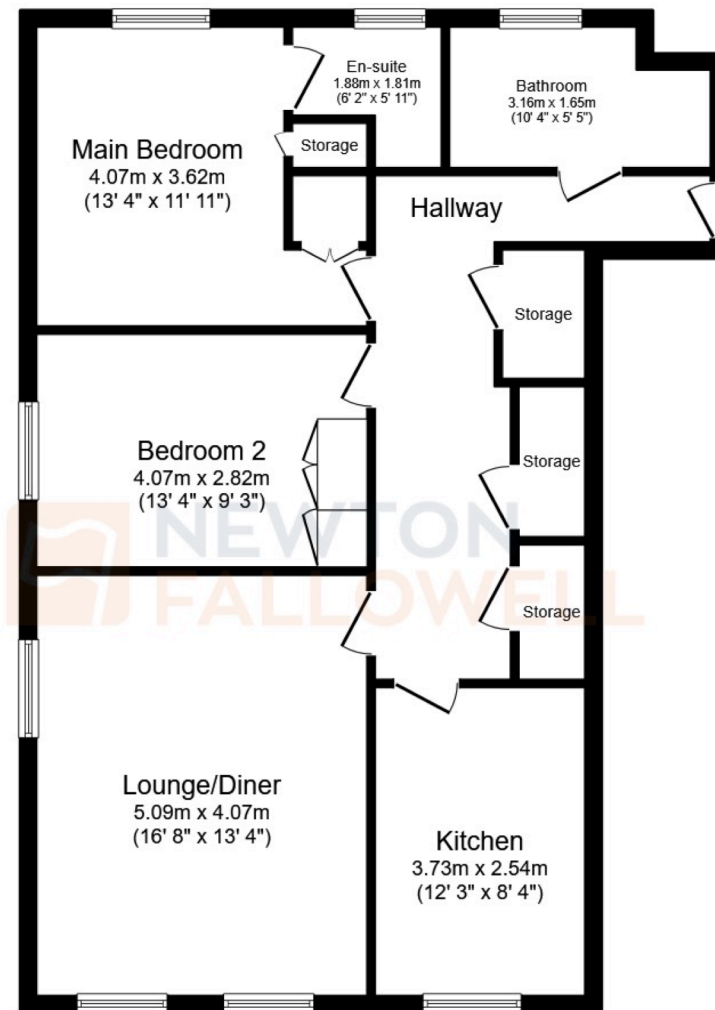
### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









**Floor Plan**  
Floor area 81.4 m<sup>2</sup> (876 sq.ft.)

**TOTAL: 81.4 m<sup>2</sup> (876 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

