



## Hill Street

Barwell, Leicester, LE9 8BJ

**Guide Price £52,000**



FOR SALE VIA ONLINE UNCONDITIONAL AUCTION. BIDDING OPENS MONDAY 1st JULY & CLOSSES TUESDAY 2ND JULY AT 1.00PM. REGISTER TO BID AT [AUCTIONHOUSE.CO.UK/LEICESTERSHIRE](http://AUCTIONHOUSE.CO.UK/LEICESTERSHIRE).

A purpose built first floor flat in a pleasant location. Gas central heating and double glazing. Ideal buy to let investment.

Communal hall, entrance hall, lounge with open plan kitchen One double bedroom and bathroom. Designated parking space. 99-year lease from 01/05/2008 with 83 years unexpired.



## Communal Entrance Hall

Stairs to all floors..

## Entrance Hall

Storage cupboard

## Lounge/Kitchen 19'5" x 9'8"min 13'1" max (5.92m x 2.95mmin 3.99m max)

Windows ot side and rear with Juliet balcony. Fitted kitchen.

## Bedroom 12'9" x 8'7" (3.89m x 2.64m)

Window to the side.

## Bathroom 6'7" x 5'6" (2.03m x 1.69m)

Low level WC, paneled bath and WC.

## Outside

Communal gardens and designated parking space.

## Tenure

Leasehold. The lease was first granted on 01.05/2008 for a term of 99 years. 83 years unexpired. Ground rent is reviewed every 10 years and we understand it is currently £150.00 per annum. There is an absentee landlord and the management company has been dissolved. There are currently no service charges being paid.

## Disbursement

Please see the legal pack for any disbursements listed that may become payable by the buyer.

## Buyers Administration fee

Buyers will be required to pay an auction administration fee of £1500.00 (£1,250 + VAT)

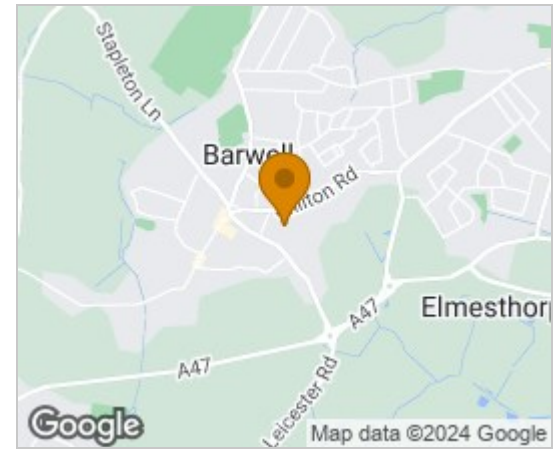
## Buyers Premium

Buyers will be required to pay a Buyers Premium of £1500.00 inc VAT (£1250.00 + VAT)

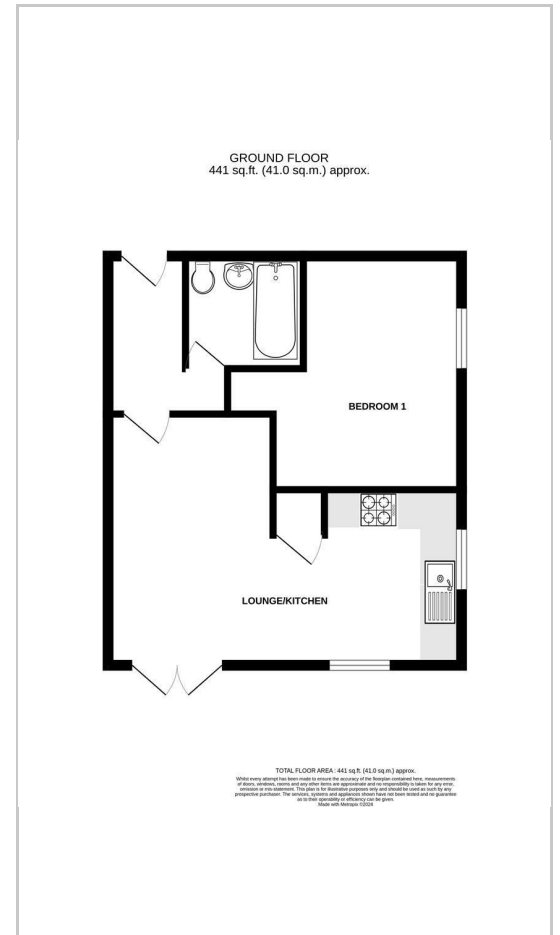
## Consumer Protection Legislation

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.

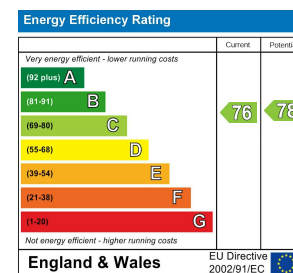
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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