



Bradshaw House

11A Rutland Street, Leicester, LE1 1RB

Guide Price £60,000



*****FOR SALE BY PUBLIC AUCTION 25TH JULY 2024 AT 2.00PM. REGISTER TO BID*****

A self contained one bed roomed first floor flat in the heart of the city. Excellent buy to let investment. Currently vacant but estimated gross income of circa £8000 per annum on an assured shorthold tenancy. Communal hall, entrance hall, lounge with open plan kitchen. Double bedroom and bathroom with full suite. Council tax A. EPC C



Communal Entrance Hall

Stairs and a lift to all floors. Intercom system.

Entrance hall

Lounge/Kitchen 8.15m x 2.24m

Fitted kitchen area that is open plan to the lounge.

Bedroom 14'6" x 7'4" (4.42m x 2.26m)

Airing cupboard

Bathroom 6'7" x 4'11" (2.02m x 1.51m)

Panelled bath with shower over, wash hand basin and WC.

Disbursements

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

Buyer's Administration Fee

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

Buyer's Premium

Buyers will be required to pay a Buyers Premium of £1,250 + VAT (£1500.00 inc 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.

Tenure

The property is being sold leasehold with Vacant Possession upon completion. The lease was first granted 1st March 2008 for a period of 125 years. 109 tears unexpired term . Ground rent £150 per annum and current service charge is £986.62.

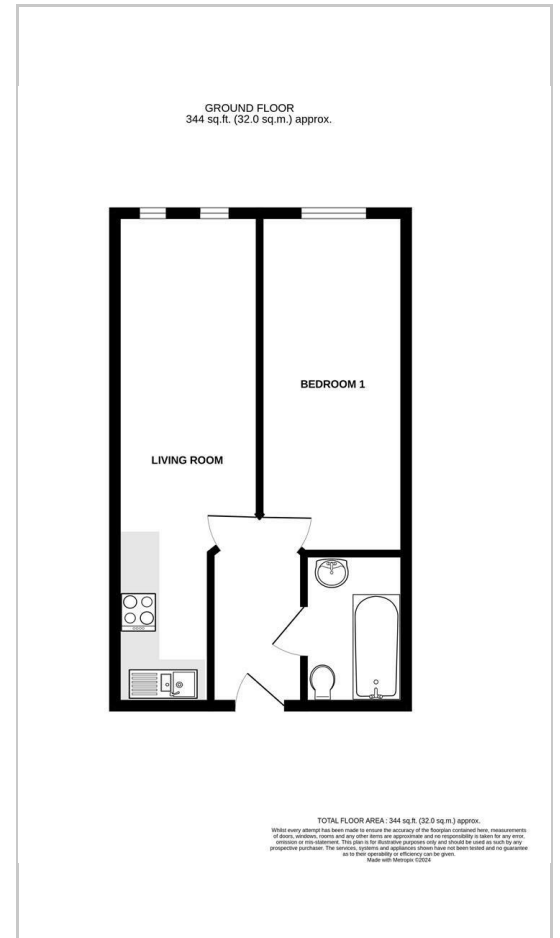
FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price.

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.

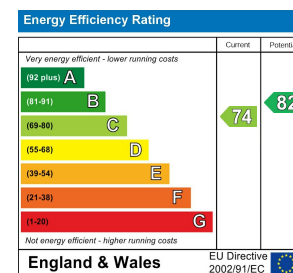
Area Map



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.

48 Granby Street, Leicester, LE1 1DH

Tel: 0116 2227575 Email: leicestershire@auctionhouse.co.uk

www.leicestershire@auctionhouse.co.uk