



Tudor Road

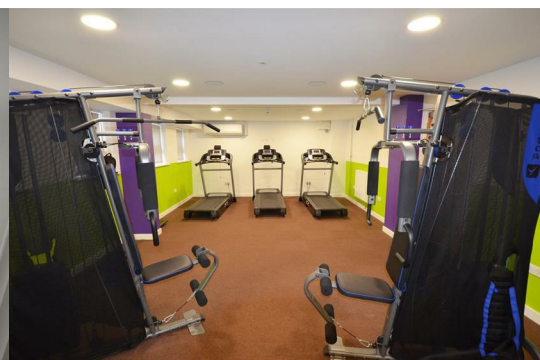
Leicester, LE3 5HU

Auction Guide £25,000



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

An excellent investment vehicle within a block of purpose-built student accommodation serving both Leicester University and de Montfort University. Leasehold student studio flat with en suite. Communal gym, dance studio, and common room. Held on a 250-year lease first granted 01/10/2015, with 242 years unexpired. There is a sublease to the student management company which expires on 30th September 2026 providing a gross rental income of £7395.00 per annum. See legal pack for full lease details.



Communal Hall

En Suite Studio 17'11" x 13'5" (5.48m x 4.10m)

Combined, lounge/bedroom. Kitchenette area, and large ensuite shower room.

Tenure

The property is held on a 250-year lease first granted 01/10/2015, with 242 years unexpired. There is a sublease to the student management company which expires on 30th September 2026 providing a gross rental income of £7395.00 per annum. See legal pack for full lease details.

Disbursements

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 £1,250 + VAT £1500.00 inc VAT

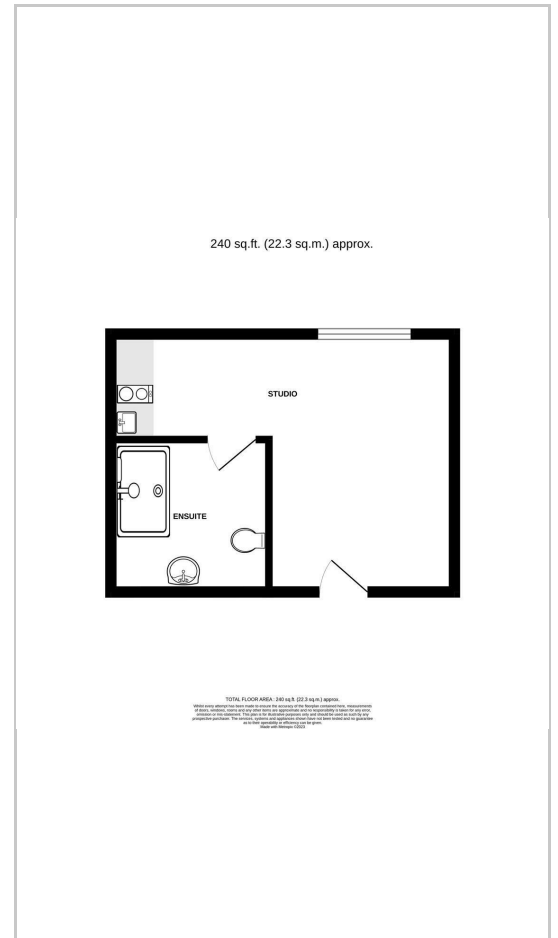
Consumer Protection Legislation

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.

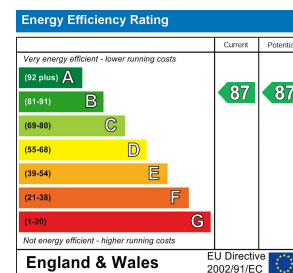
Area Map



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.