



Belvoir Street

Leicester, LE1 6SL

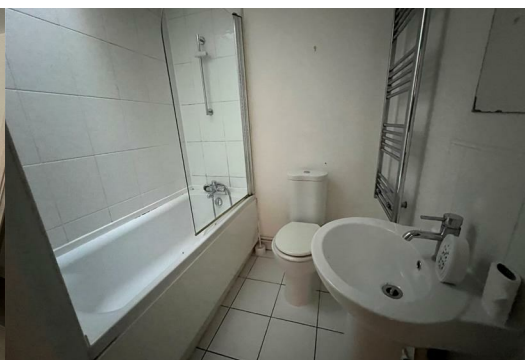
Guide Price £57,000



To be sold via unconditional TIMED ONLINE AUCTION on Tuesday 15th April 2025
Visit auctionhouse.co.uk/leicestershire

BIDDING OPENS: 13:00 on Monday 14th April 2025
AUCTION ENDS: 13:00 on Tuesday 15th April 2025

A two bedroomed top floor flat in the city centre. Living room with kitchen area, two good sized bedrooms and a bathroom with full suite. Excellent buy to let. ERI £10,200 per annum. 104 years unexpired lease. Details of service charge and ground rent have been requested.



Communal Entrance Hall

Entrance Hall

Living Kitchen 15'4" 9'5" min 12'0" max (4.68m 2.89m min 3.68m max)

Bedroom 1 15'8" x 8'7" (4.78m x 2.62m)

Bedroom 2 12'0" x 7'8" (3.68m x 2.36m)

Bathroom 5'10" x 7'8" (1.79m x 2.36m)

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 £1800.00 inc VAT (£1,500.00 + VAT)

Buyer's Premium

Buyers will be required to pay a Buyer's Premium of £1500.00 inc VAT (£1,250.00 + VAT)

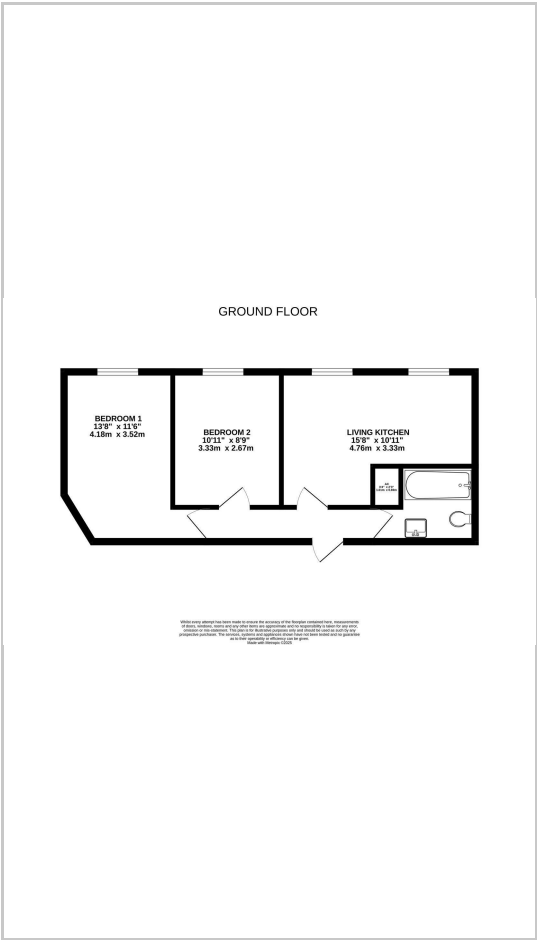
Consumer Protection Legislation

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.

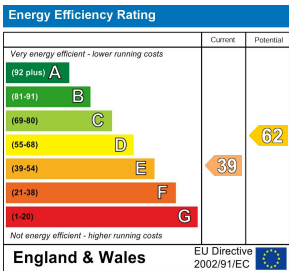
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.