



East Avenue

Syston, Leicester, LE7 2EJ

Guide Price £75,000



***** FOR SALE BY PUBLIC AUCTION ON 4th SEPTEMBER 2025. 2.00 PM. REGISTER TO BID*****

A purpose built two bed roomed apartment in need of renovation. Ground floor entrance hall, stairs to the first floor. Lounge, two bedrooms, kitchen and bathroom. Off street parking on a first come basis. Leasehold. See legal pack for details. 14 day completion.



Ground Floor Entrance 10'11" x 8'2" (3.35m x 2.51m)

Lounge 17'1" x 11'1" (5.22m x 3.40m)

Kitchen 14'6" x 5'9" (4.43m x 1.76m)

Bedroom 1 16'2" x 9'1" (4.94m x 2.77m)

Bedroom 2 14'7" x 7'10" (4.45m x 2.40m)

Bathroom 7'2" x 5'9" (2.20m x 1.76m)

Outside

Communal off street parking

Consumer Protection Legislation

These 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.

Property Information

Tenure: Leasehold

Local Authority: charnwood Borough Council

Council Tax Band: A

Type of Construction: Traditional

Services: Mains drainage and electric supply

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Leashold: 125 years from 1st January 2008. Unexpired term 108 years as at 1st January 2025. Ground rent payable, £100.00 per annum. Service Charge: No active service charge regime is in place.

The property is being with Vacant Possession upon completion. **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.

Disbursements

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

Buyers Administration fee

The succesful buyer will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

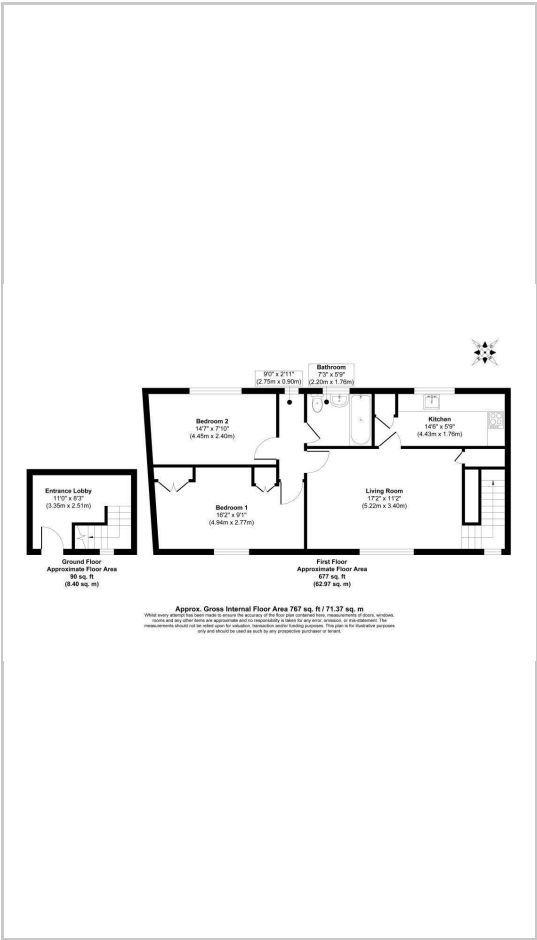
Buyers Premium

Buyers will be required to pay an auction administration fee of £1560 inc VAT (£1300.00 + VAT)

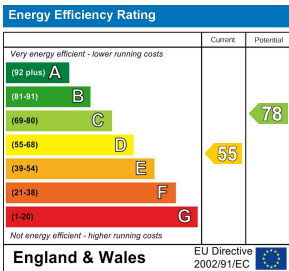
Area Map



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.