



## Flat 1 Cransley Close, Leicester, LE5 1QQ

Offers in the region of £125,000



Welcome to Cransley Court, great Investment Opportunity. Set To Let Estate Agents are pleased to offer this Two Bedroom ground floor apartment For Sale on Cransley Close, Hamilton Leicester LE5. Conveniently located near local amenities, schools and public transport. Property comprises in brief, entrance hallway with storage cupboard, Two double size bedrooms, open plan lounge/kitchen with fitted appliances. Three piece bathroom with overhead shower.

Further benefits include, secure entrance into purpose built development, off street parking and DGW throughout.

Property is currently Let on an AST from June 2025 for 6 months at £875.00pcm.

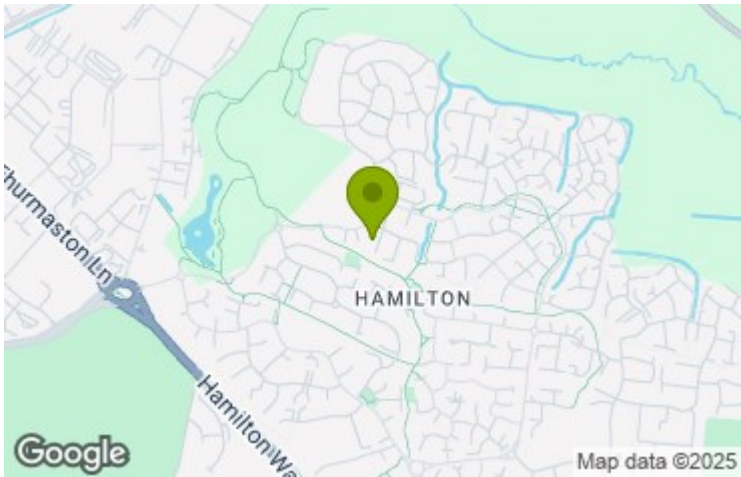
999 years lease from 2003  
£80.00 Service Charge per month  
£172.00 - Green belt per annum  
No Ground Rent payable

Call Set To Let for more information.

- Cransley Court - Hamilton
- Two Bedroom Flat Ground Floor
- Secure Development
- Off Street Parking
- Long Lease
- Now Service Charge
- Investment Opportunity
- Call Set To Let Estate Agents
- 8% Yield

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 70                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 | 70      | 70                      |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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.