

**FOR SALE**



**Montvale Gardens , Leicester**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £130,000**

**MARTIN&CO**



- Penthouse apartment
- Two double bedrooms
- En Suite to master bedroom
- Private Balcony
- Family Bathroom
- Popular modern development
- Close to town centre

**PROPERTY DESCRIPTION** This large two double bedroom penthouse apartment benefits from being located on the top floor (3rd). The secure building has intercom access and an elevator for convenience.

Both double bedrooms provide fitted wardrobes for ample storage with an en suite to the master bedroom. The spacious living room benefits from double doors leading onto a private balcony with space for a bistro table and two chairs. The apartment also features a fitted modern kitchen, large family bathroom and generous separate entrance hall.

Outside there is a private allocated parking space and extra spaces for visitors, as well as a communal park area.

This property is an ideal choice for both professionals seeking a prime living location and investors looking for a lucrative opportunity. For those looking to make it their home, its excellent location promises convenience and lifestyle. Meanwhile, investors will find value in its current tenancy, with a rental income of £780 per calendar month, meaning it's a ready-to-go investment.

Don't miss the rare chance to own this penthouse apartment, priced attractively at only £130,000. Call Martin & Co today to arrange your viewing!

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





ENTRANCE HALL 9' 9" x 1' 28" (2.97m x 1.02m)

HALLWAY 18' 5" x 3' 9" (5.61m x 1.14m)

LIVING ROOM 16' 5" x 11' 9" (5m x 3.58m)

KITCHEN 8' 10" x 8' 9" (2.69m x 2.67m)



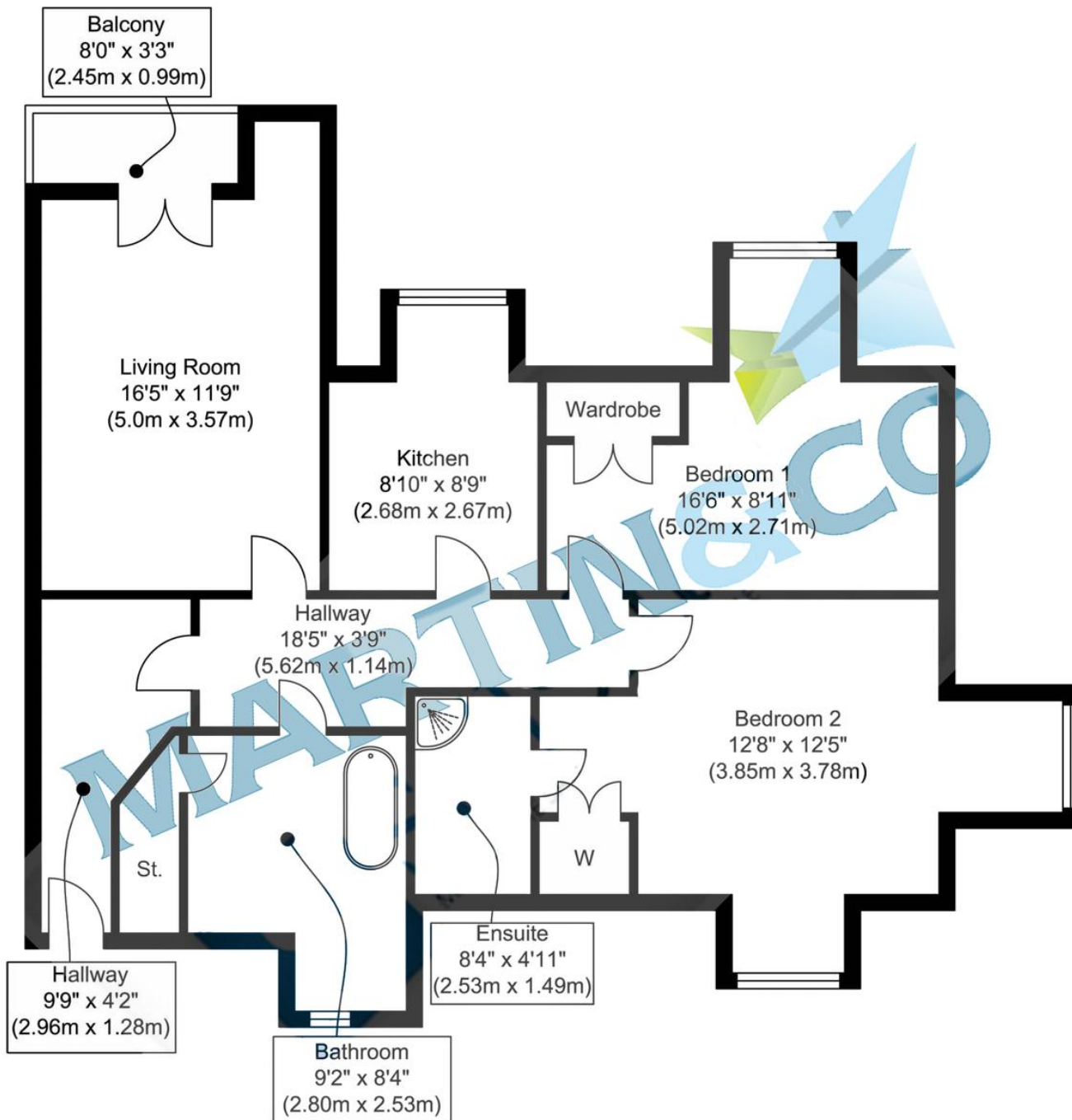
BEDROOM ONE 16' 6" x 8' 11" (5.03m x 2.72m)

BEDROOM TWO 12' 8" x 12' 5" (3.86m x 3.78m)

ENSUITE 8' 4" x 4' 11" (2.54m x 1.5m)

BATHROOM 9' 2" x 8' 4" (2.79m x 2.54m)





## Martin & Co Leicester

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.