



HAMPSONS
ESTATE AGENTS

0116 214 7555

146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

WWW.HAMPSONSESTATEAGENTS.CO.UK

TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK

Tetuan Road, Leicester, LE3 9SG

Offers Over £132,000

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Hampsons are delighted to present to the market this exceptional two bedroomed ground floor apartment, having been recently redecorated and new carpets installed, making it perfect for the first time buyer or buy to let investor alike. The property is positioned ideally for local shops and amenities, is close to regular bus routes and the city centre is close by.

The property is accessed via an intercom system to a well kept communal area. The door to the property leads into an initial hallway where there are doors off to an open plan living area with the kitchen area being well appointed with a range of kitchen units and integrated Smeg appliances. There is a master bedroom with en-suite shower room and a second double bedroom along with a good sized bathroom. Externally there is one off road parking space.

We are advised that this apartment is leasehold with a 125 year lease from 22.9.2005. Quarterly service charges are £220 and there is a yearly Ground Rent of £150. This is reviewed every 10 years and is set at 1/1000th of the property value.

Fosse Road South, located in the vibrant city of Leicester, is a bustling area that seamlessly blends history, culture, and modern amenities. Stretching from the western outskirts towards the heart of the city, this avenue is a vibrant hub of activity that caters to residents and visitors alike.

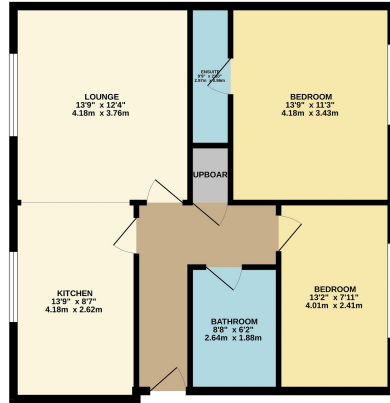
Dotted with an eclectic mix of commercial establishments, Fosse Road South offers an array of shops, boutiques, and local businesses. From trendy fashion boutiques to quaint antique stores, the street provides a diverse shopping experience, ensuring there's something for every taste and budget.

The area's culinary scene is equally impressive. A myriad of eateries and restaurants line Fosse Road South, offering a mouthwatering selection of cuisines from around the world. Whether you crave authentic Indian delicacies, tantalizing Chinese cuisine, or traditional British pub fare, the street's diverse dining options cater to all palates.

Fosse Road South is not just a shopping and dining destination; it

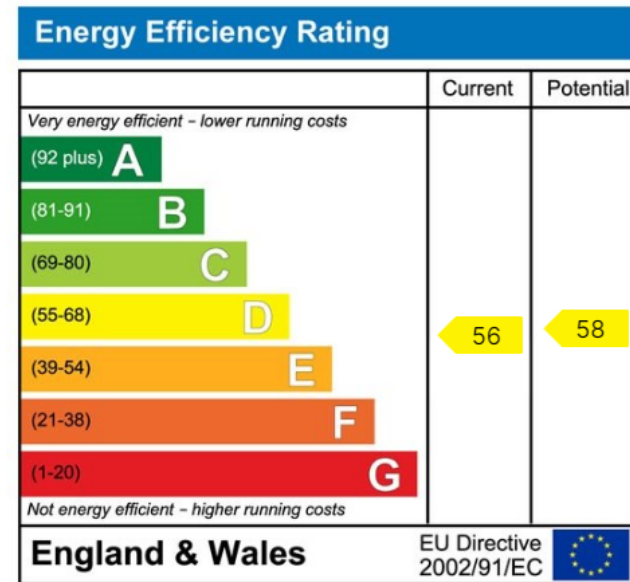
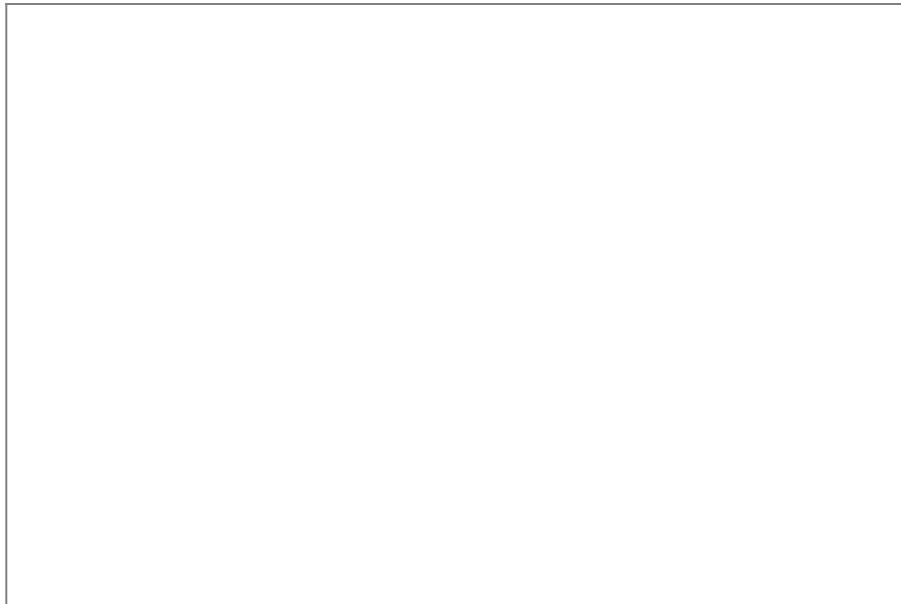


GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq. ft. (66.4 sq.m.) approx.
*This energy rating has been made on the basis of the accuracy of the information contained here. Measurements of internal dimensions, external dimensions, floor levels and other parameters are approximate and may vary from the actual dimensions. The energy rating and associated costs have not been tested and are not guaranteed by the Energy Performance Certificate issuer.

- Two Double Bedrooms
- Ground Floor Apartment
- Off Road Parking Behind Electric Gates
- Immaculately Presented
- Fantastic Location
- Newly Redecorated
- New Carpets
- Perfect Investment/First Time Buy
- EPC Rating TBC, Council Tax Band B
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

