



HAMPSONS
ESTATE AGENTS

0116 214 7555

146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

WWW.HAMPSONSESTATEAGENTS.CO.UK

TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK

Shaftesbury Road, Leicester

£135,000

🛏 1 🚿 1 🚿 1



Hampsons Estate Agents are delighted to offer to the market with NO UPWARD CHAIN this redecorated and superbly presented one bedroomed apartment in this popular and convenient part of the city with excellent transport links.

The property is likely to appeal to first time buyers, investors and those looking for a pied-à-terre in the city, therefore an early inspection is advised to avoid disappointment.

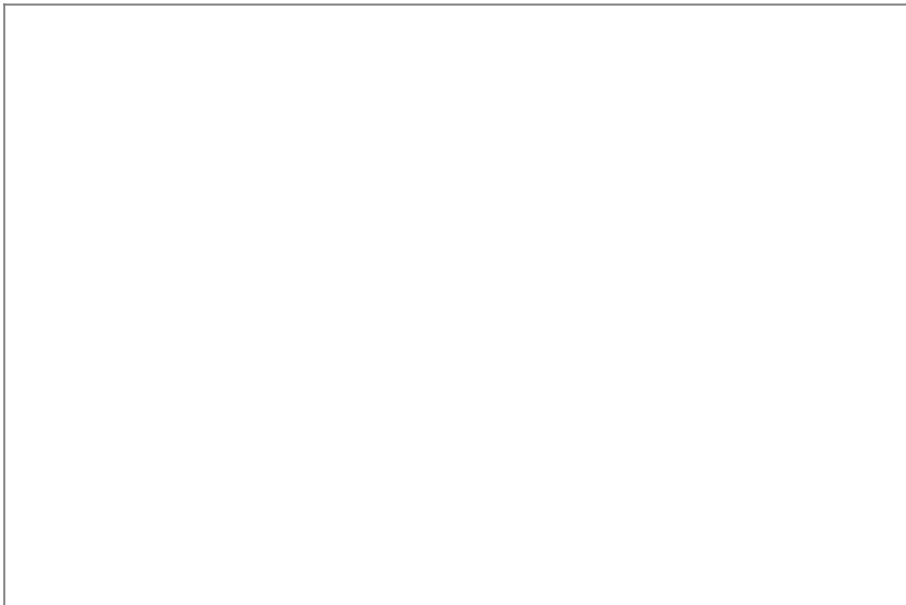
The property is accessed via a communal staircase and via a front door to an initial entrance hallway. From the hallway there is a large walk in storage cupboard and there is a door off to a fabulous open plan lounge/diner/kitchen with the lounge area featuring accent wallpaper and there is a superbly fitted kitchen with a range of wall and base units, integrated oven and hob and space for washing machine and under counter fridge/freezer. Along the hallway there is a spacious double bedroom with fitted wardrobes and completing the accommodation is a bathroom with three piece suite of bath with shower over, low flush WC and pedestal wash hand basin.

Externally, the property has the benefit of an allocated parking space.

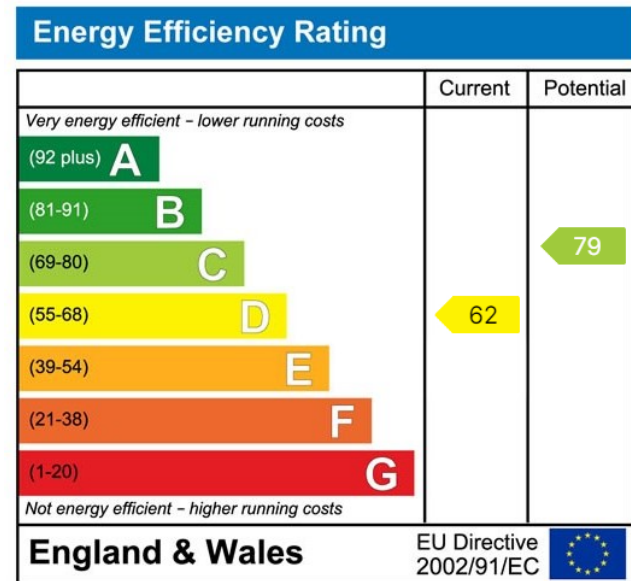
We understand that the property is of traditional means of build and is connected to mains electricity, water and drainage to the public sewer. Broadband internet and mobile telephone coverage can be found on the Ofcom website via their postcode checker.

The property is leasehold and a 999 year lease was issued on 1st July 1998 and the yearly ground rent is £500. There is a service charge for the upkeep of the development and this is currently £1,160.04 per annum.





- One Bedroom
- 973 Years Remaining
- Recently Redecorated
- Allocated Parking For One Car
- EPC Rating D, Council Tax Band A
- Leasehold Apartment
- No Upward Chain
- Superb Open Plan Lounge/ Diner/Kitchen
- Convenient Location
- 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.

