



- NO UPWARD CHAIN
- CLOSE TO LEICESTER CITY CENTRE
- IDEAL FOR LINKS TO MAJOR ROAD AND MOTORWAY
- GARAGE

- WELL PRESENTED
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - A

Offers in the region of £100,000



**\*\* CASH BUYERS ONLY AS PROPERTY HAS APPROX 42YEAR LEASE REMAINING \*\*** Offered for sale with no upward chain comes offered for sale this two bedroom, ground floor maisonette. This ideal first time purchase benefits from an Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Shower room. There is a garden to the side and rear of the property. Being close to the city centre and also benefiting public transport makes for an ideal first time purchase. PLEASE WATCH OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.

#### ENTRANCE HALL

There is an airing cupboard, power point and doors to:

#### LIVING ROOM

16'2 x 12'3 (4.93m x 3.73m)

Benefiting from a window to the rear aspect and power points.

#### KITCHEN

8'9 x 7' (2.67m x 2.13m)

There are a range of wall and base units having work surfaces, sink, window to the rear aspect and power points.

#### MAIN BEDROOM

11'5 x 9'2 (3.48m x 2.79m)

Benefiting from a window to the front aspect, power points and fitted wardrobes.

#### SECOND BEDROOM

8'4 x 6'6 (2.54m x 1.98m)

With a window to the front aspect and power points.

#### SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Window to the side aspect.





### **GARAGE**

We have been made aware that the flat benefits from a garage in a block at the rear of the property.

### **GARDENS**

To the side and rear there is a paved area and bordered area home to a variety of shrubs and plants.

### **VIEWINGS**

We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

### **MEASUREMENTS**

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### **TENURE:**

We have been informed by the seller of the following:

Ground Rent: 175.00 per annum

Building Insurance: £400.00 per annum

Lease: 99 years starting Dec 1966.



