

Navigation Street, Leicester

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Guide Price £67,500

- FOR SALE VIA MODERN OF AUCTION
- CONCIERGE SERVICE
- IDEAL BUY TO LET PROPERTY
- TWO SPACIOUS BEDROOMS
- OPEN-PLAN LIVING AREA WITH BALCONY
- COUNCIL TAX BAND A
- CLADDING AND TIMBER MONIES ALREADY PAID
- LOCATED IN LEICESTER CITY CENTRE
- ASK ABOUT OUR SECURED SALE AGREEMENT
- EWS1 RATING - A1

Sell My Home are proud to present to the market this fantastic two-bedroom apartment situated in the sought-after location of LE1.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Location

A short walk away from the Highcross Shopping Centre, and great access to Leicester Train Station. Conveniently located to local supermarkets and shops for daily essentials.

IDEAL BUY-TO-LET PROPERTY

Viewings are not to be missed so contact the Sell My Home team TODAY

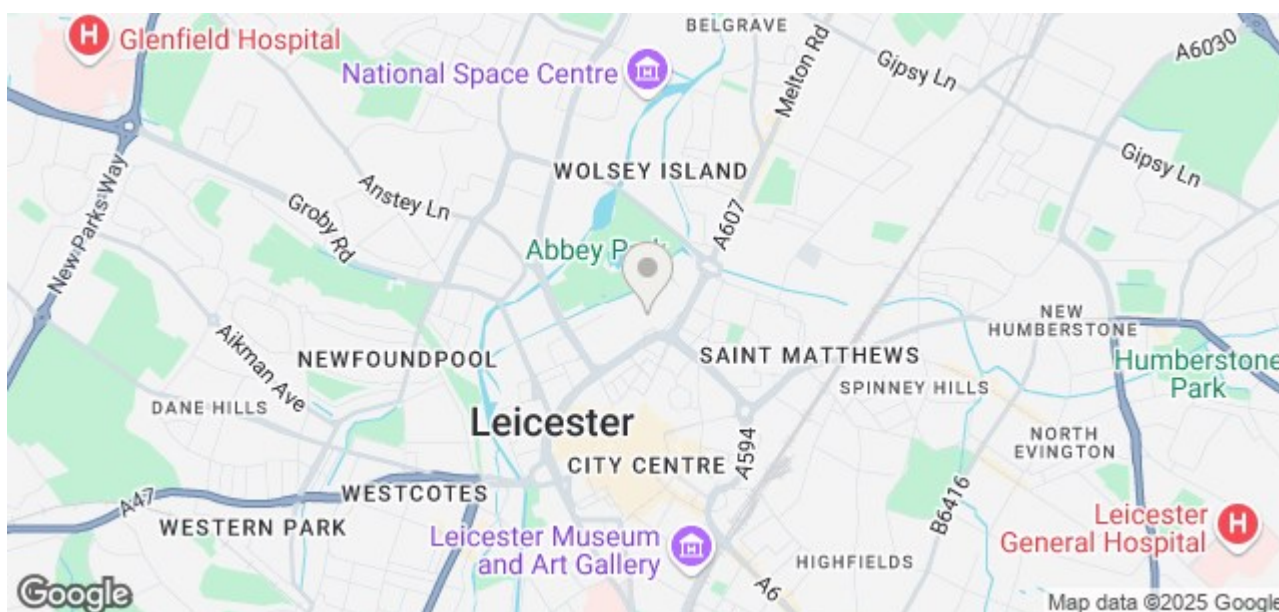
TENURE: Leasehold

LEASE LENGTH: 133 years remaining (approx)

GROUND RENT: £75 per quarter (approx)

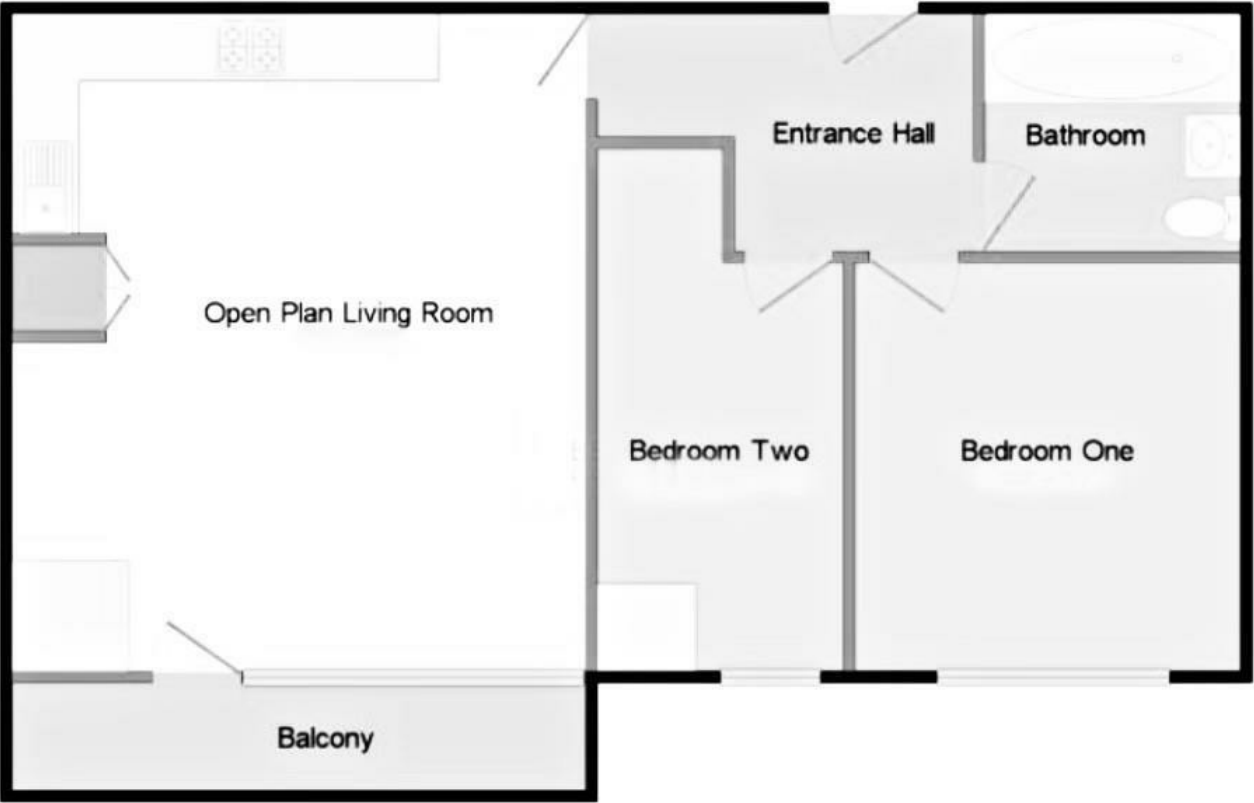
SERVICE CHARGE: £834 per quarter (approx)

All details are approximate and should be checked via your solicitors.





Floor Plan



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.

