



Polaris Close, Leicester, LE2

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.co.uk



- NO UPWARDS CHAIN
- SOUGHT AFTER LOCATION
- LOCATED ON THE TOP FLOOR
- 3 BEDROOM MAISONETTE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- HEATING AND HOT WATER INCLUDED IN SERVICE CHARGE

HEATING AND HOT WATER INCLUDED IN SERVICE CHARGE

SellMyHome are delighted to present to market this well-presented three-bedroom maisonette, located in the popular area of Leicester.

The property is in good condition and ready for immediate purchase, making it an excellent choice for both first-time buyers and investors.

The accommodation comprises three spacious bedrooms, a bright and airy living room ideal for relaxation and entertaining, a fully fitted kitchen with ample storage, a family bathroom suite, and an additional W/C for convenience.

Situated in a desirable residential location, the property benefits from close proximity to local amenities, shopping facilities, and reputable schools. Excellent transport links provide easy access into Leicester city centre and surrounding areas, while on-street parking is available for residents.

This is a fantastic opportunity to secure a spacious maisonette in a sought-after Leicester location – early viewing is highly recommended.

Tenure: Leasehold

Lease Term Remaining: 103 Years

Service Charge: £3,181.86 per annum

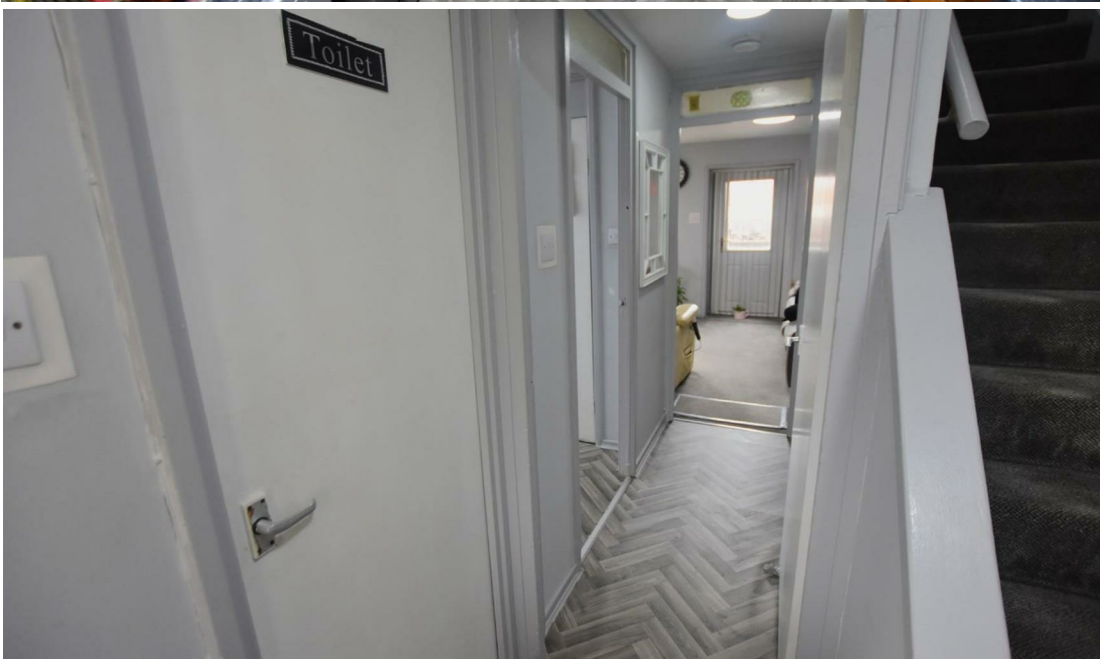
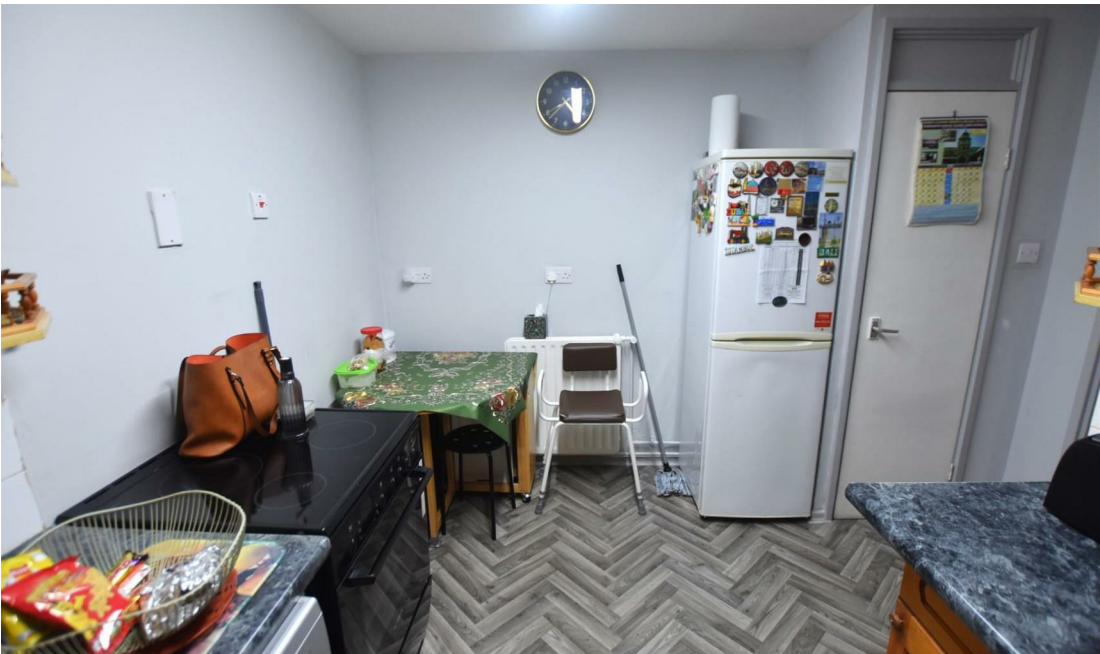
Ground Rent: £10 per annum

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



Price: £180,000





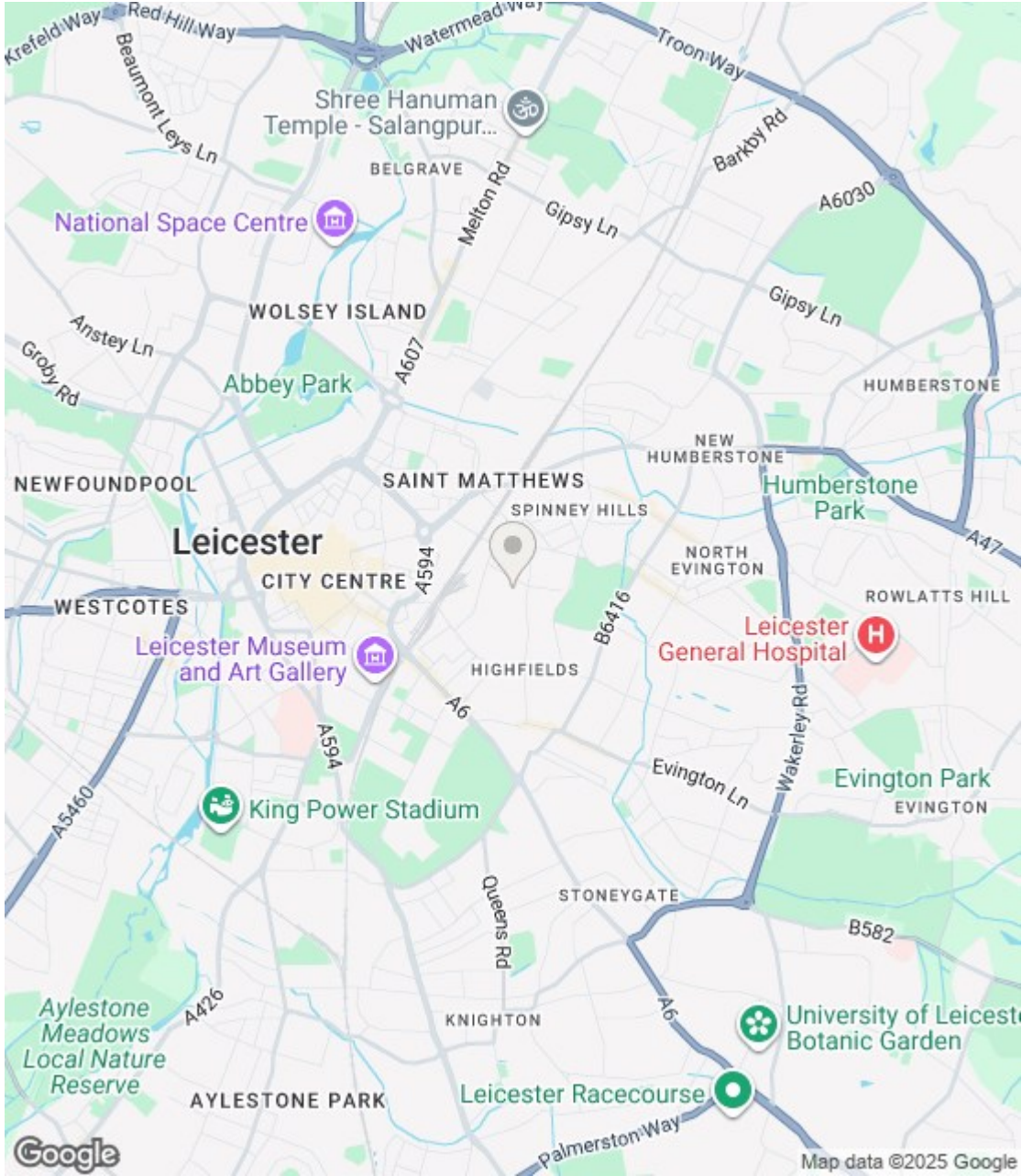


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





Awaiting Floorplan

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.