



10, Castledine Court Jack Hardy Close, Syston, Leicester,

Offers Over £145,000

- Investment
- Juliette style balcony
- EPC - C
- Two double bedrooms One With En-suite
- Gas central heating
- Open plan kitchen/lounge
- Allocated parking

Castledine Court Jack Hardy Close, Leicester LE7 2DW

****Ready Made Investment****

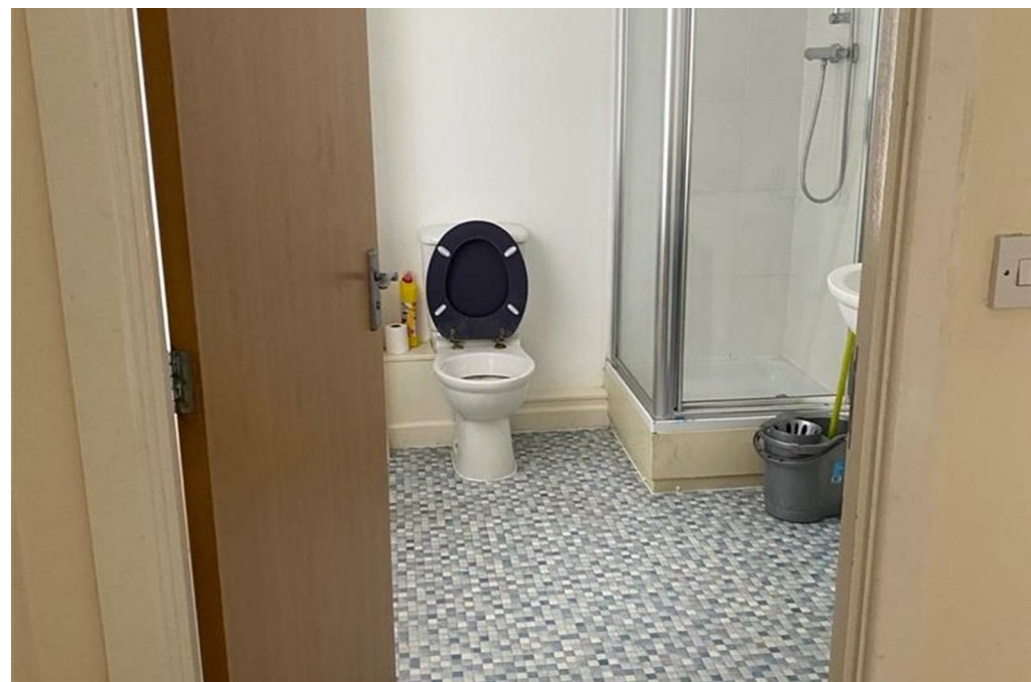
Tassi Sales and Lettings are delighted to offer to the market this Two bed apartment in the sought after area of Syston.

Being offered to the market with a tenant in situ and briefly comprising of two double bedrooms with ensuite to master, family bathroom. Open plan lounge/kitchen with Juliette style balcony. Allocated parking and gas central heating. All white goods are to be included in the agreed sale figure.

Call us now on 0115 9474330 to arrange an accompanied viewing.



Council Tax Band:



Ground Floor -

Communal Entrance Hall

With a lift and stairs providing access to all floors.

Private Accommodation

Entrance Door -

Opening to the

Entrance Hall -

Ceiling spot lights, radiator & access to the open plan kitchen / lounge, both bedrooms (one with en suite bathroom) & two storage cupboards, one housing the water tank finished and carpet floorin

Lounge

Lounge with carpet, ceiling spot lights & radiator. Lounge also has UPVC double glazed doors opening to the Juliette style balcony.

Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, electric oven, hob & extractor fan, integrated appliances including washing machine, dishwasher & fridge / freezer.

Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower attachment over, a low flush wc, and a pedestal wash hand basin. Ceiling spot lights, chrome heated towel rail, vinyl floor covering.

Bedroom One

Double bedroom with carpet, ceiling light, radiator & UPVC double glazed windows to the rear elevation. Bedroom also has built in storage / wardrobes & access to en suite bathroom.

Outside

The property has an allocated car parking space on site.

Tenants

The property will be sold with tenants in situ . For more information please contact Tassi Lettings.

Leasehold -

We have been informed that there is 999 years from the date of October 2004 .

The vendor has also advised that there is an annual Service Charge and ground maintenance charge.

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Photos

Please note the photos are pre-tenancy

Council Tax Band -

Council Tax Band D. Nottingham City Council.

Amount Payable 2022/2023 £2,294.14,

Tassi Sales & Lettings Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

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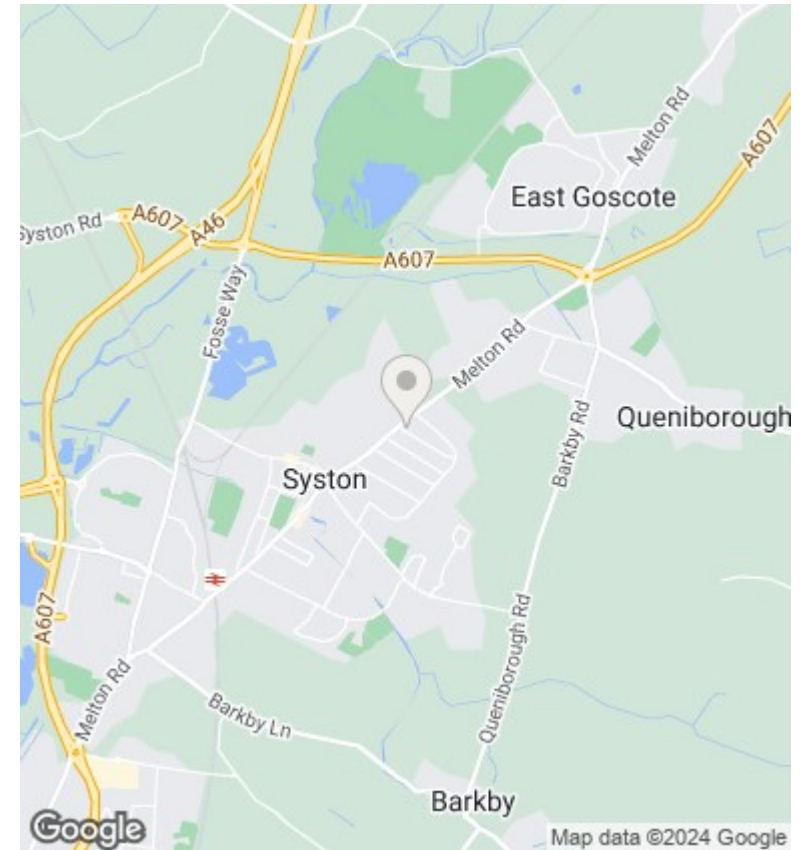
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Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	