



All enquiries Ref: James Paterson

- Long leasehold ground floor purpose built self-contained flat
- Investment

**Location:**

The property is situated within Halls Court within the large village of Stoney Stanton. Stoney Stanton lies approximately 10 miles south west of Leicester City and nearby villages include Croft and Sapcote. Amenities in the village include the Co-op, convenience stores, hardware shops, hairdresser, coffee shop, library, pub restaurants, beauty salon, post office and chemist. Stoney Cove, a former quarry, is now home to the National Driving Centre and is the leading inland driving site in the UK. The village is also well situated for a network of road links including the M1, M69 and A5 with rail links available at Rugby, Narborough and Leicester.

**Accommodation:**

Studio room, separate kitchen, bathroom/WC, entrance hall with cupboard  
 Outside: Communal gardens

**EPC Rating:** D

**Council Tax Band:** A

**Note 1:**

The property maybe suitable for conversion into one bedroom self-contained flat - subject to the usual necessary planning permissions and consents.

**Note 2:**

The photos were taken prior to the tenants taking occupation.



**Tenancy:**

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 22nd September 2023 at a rent of £440.00 per calendar month.

**Rent reserved:**

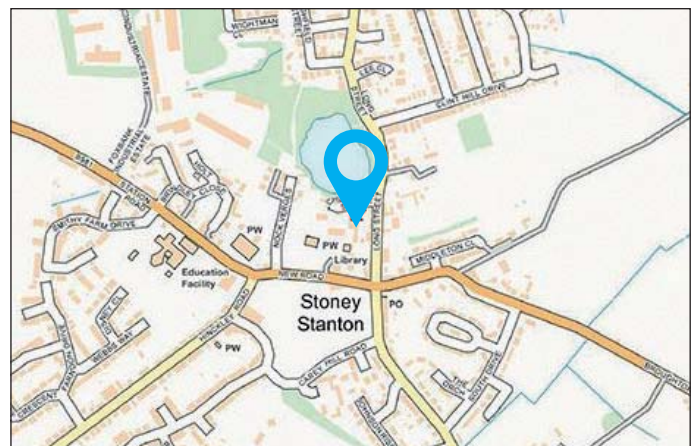
**£5,280** per annum

**Lease:**

Held on a long lease for a term of 125 years from 21st March 2019 (Thus having approximately 120 years remaining)

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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