



**Connells**

Dyersgate Bath Lane  
Leicester



### Property Description

Executive 2 Bedroom apartment on the highly popular westbridge wharf development has come available for you to move into. The property is situated on the edge of the City Centre overlooking the Grand Union Canal allowing you to enjoy city life without having to live in the middle of it. The apartment also offers large balcony.

The property benefits from secure communal entrance doors, entrance hall, large open plan living area, a large balcony, a double bedroom with en-suite with bathroom, one further double bedrooms and shower room.

The Apartment is ideal for people who are looking for easy commuting to the City Centre, Leicester University, De Montfort University as well as the Leicester Royal Infirmary Hospital, fosse park shopping centre and Local Shops, bars and restaurants.

The apartment is only Available as a cash only purchase hence the below market value for a property like this.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

### Hallway

7' 1" x 7' 6" ( 2.16m x 2.29m )  
Having a ceiling light points, video phone entry and access to all rooms

### Lounge/dining Room



23' 5" x 14' 2" ( 7.14m x 4.32m )

Having a 2 double glazed windows & access to the balcony

### **Kitchen**

7' 1" x 7' 6" ( 2.16m x 2.29m )

Having a fully fitted kitchen, base and wall cupboards, stainless steel sink and drainer, hot and cold mixer tap over, electric hob, electric oven and extractor fan, integrated fridge/freezer & a spot light system ceiling

### **Shower Room**

6' 10" x 8' 9" ( 2.08m x 2.67m )

Having a towel radiator, tiled flooring, extractor fan, wash hand basins, low level flush toilet & cubical shower

### **Bedroom 1**

11' 4" x 18' 2" ( 3.45m x 5.54m )

Having a 2 double glazed windows & en-suite

### **En-Suite**

7' 5" x 6' 10" ( 2.26m x 2.08m )

Having a towel radiator, tiled flooring, extractor fan, wash hand basins, low level flush toilet & bath with shower over

### **Bedroom 2**

18' 6" x 8' 11" ( 5.64m x 2.72m )

Having a double glazed window & fitted wardrobe

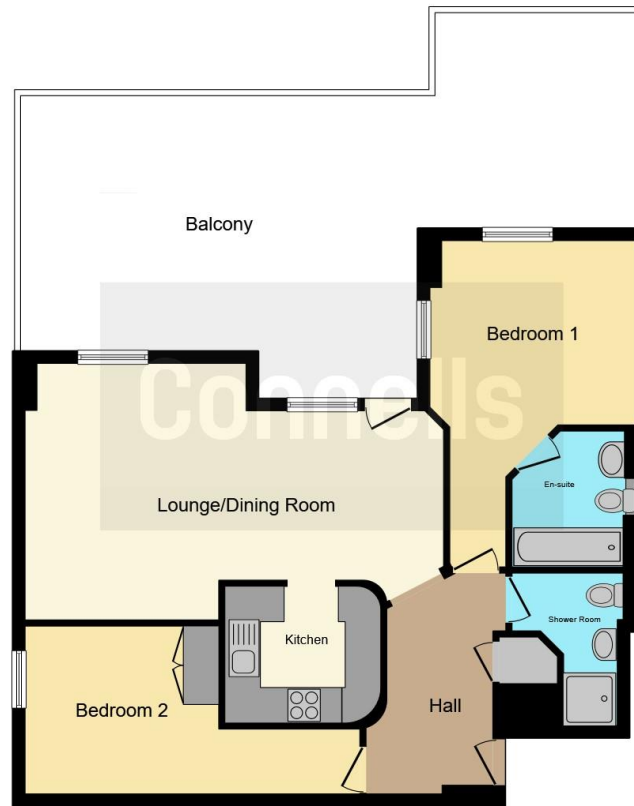
### **Balcony**

34' 3" x 14' 2" ( 10.44m x 4.32m )









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0116 262 0022**  
**E leicester@connells.co.uk**

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LEICESTER LE1 1JB

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR322101](http://connells.co.uk/Property/LTR322101)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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