



Connells

Herle Walk
Leicester



Property Description

Nestled in the vibrant city of Leicester, the postcode area LE3 offers a perfect blend of convenience and community. This highly sought-after location is ideal for those seeking easy access to local amenities, excellent transport links, and a welcoming neighbourhood atmosphere.

The area boasts excellent transport connections, regular bus services and nearby train stations provide quick and easy access to Leicester city centre and beyond.

Surrounded by a variety of shops, cafes, and restaurants. Several reputable schools and colleges are within close proximity, making it a convenient location for families with children.

Whether you're a young professional, a family, or someone looking to enjoy the vibrant city life of Leicester, it is an ideal location that offers something for everyone.

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).

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.

Hallway

With an access to all room's and storage (3' 5" x 10' 2") has a built-in in desk and space for a condenser tumble dryer

Kitchen

7' 8" x 10' 2" (2.34m x 3.10m)
Fully fitted kitchen, with a range of wall and base units, sink unit with window over & plumbing for washing machine

Living Room

9' 8" x 13' 1" (2.95m x 3.99m)

With carpet floor, radiator & window

Bedroom 1

11' 3" x 13' 1" (3.43m x 3.99m)

With carpet floor, radiator & window

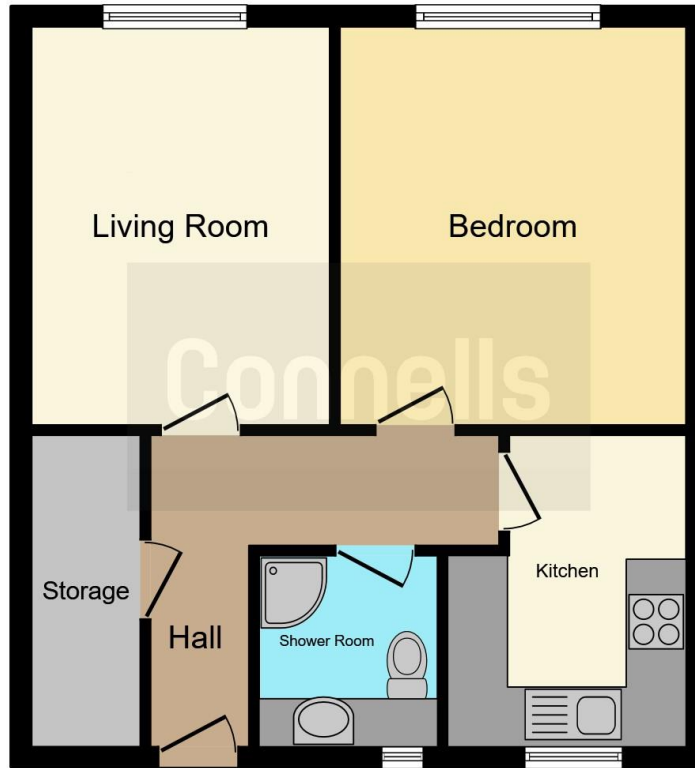
Shower Room

With a cubical shower, toilet & wash hand basin with range of cupboard









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR323222

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Nov 2012. 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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