



Connells

Linkway Gardens
Leicester



Property Description

Located in the vibrant Westcotes area of Leicester offering residents a blend of urban convenience and community charm.

The property is in close proximity to Narborough Road, renowned for its diverse range of shops, supermarkets, cafes, and restaurants, catering to various tastes and needs. Several educational institutions are nearby, including Dovelands Primary School and Fullhurst Community College, providing quality education options for families.

Residents have access to healthcare facilities such as the Westcotes Health Centre and nearby pharmacies, ensuring medical needs are conveniently met.

The area is well-served by local bus routes, offering regular services to Leicester city centre and surrounding areas, facilitating easy commuting. Proximity to the A47 and A5460 provides straightforward routes for motorists, connecting to major road networks and the M1 motorway. Leicester Railway Station is approximately 2 miles away, offering direct services to major cities, including London and Birmingham, ideal for commuters.

The area boasts various community centres and leisure facilities.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Lounge

17' x 11' (5.18m x 3.35m)

Kitchen

8' 1" x 10' (2.46m x 3.05m)

Bedroom 1

8' 1" x 15' 1" (2.46m x 4.60m)

Bedroom 2

9' x 12' (2.74m x 3.66m)

Bathroom

6' 1" x 5' (1.85m x 1.52m)









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

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

22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR323871

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1965. 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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