



Connells

Duke Street
Leicester



Property Description

Available with NO UPWARD CHAIN - The flat is conveniently placed with excellent access to the City Centre with an array of shops, bars, restaurants and bus routes. The property also has great access to the Leicester Royal Infirmary, University of Leicester, De Montfort University and Highcross Shopping Centre. Just a short distance away is the Leicester Train Station with direct trains to London St Pancras and Birmingham New Street. Located on the third floor the accommodation comprises of an open plan Lounge/Kitchen, Two double bedrooms and a Bathroom. Inside the building there is access to both a lift and stairs. There is also one secured allocated parking space.

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/Kitchen

18' 7" x 15' 4" (5.66m x 4.67m)

An open plan living area with hard flooring, large windows, a radiator. The kitchen area comprises of a sink, an integrated hob, integrated oven and a dishwasher

Bedroom One

7' 8" x 16' 5" (2.34m x 5.00m)

A double bedroom situated towards the front elevation with carpet, large window, Juliette balcony and an electric heater

Bedroom Two

12' 10" x 8' 9" (3.91m x 2.67m)

A double bedroom with carpet, large window and an electric heater

Bathroom

7' 5" x 8' (2.26m x 2.44m)

A bathroom with a bath with a shower over, spotlights, sink, tiles and a toilet. There is also an airing cupboard with a radiator and hard flooring.

Outside

There is allocated parking space for one vehicle.









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

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22-24 Halford Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR321834

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2006. 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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