



AD NORTH
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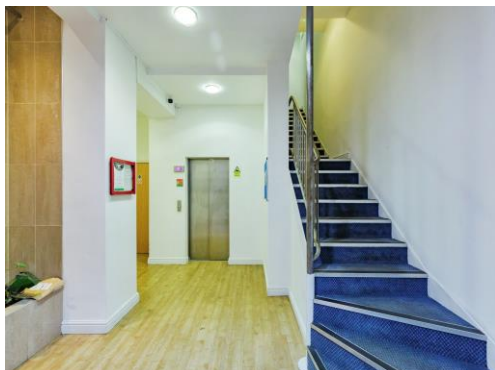
Connells
SOLD

Connells

The Mill Fosse Road North
Leicester

The Mill Fosse Road North Leicester LE3 5EQ

for sale guide price
£80,000



Property Description

Located in the popular and well-connected area of Newfound Pool, offers modern urban living in a vibrant and convenient Leicester neighbourhood. This property is ideal for professionals, first-time buyers, or investors seeking a stylish apartment in a prime city location.

The property benefits from a fantastic location close to local amenities, including shops, cafes, supermarkets, and independent businesses along Fosse Road North. Leicester city centre is just a short walk or drive away, offering an extensive range of retail, dining, and leisure opportunities, including the Highcross Shopping Centre and cultural attractions.

Transport links are excellent, with the A47 and A5460 providing easy access to major road networks, including the M1 and M69 motorways. Regular bus services connect the area to Leicester city centre and surrounding neighbourhoods, while Leicester railway station offers direct services to London, Birmingham, and Nottingham.

Also offers green spaces such as Rally Park and nearby Castle Gardens, ideal for outdoor leisure and recreation. The community-focused neighbourhood adds to the appeal, creating a welcoming atmosphere for residents.

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.

Hallway

Welcoming entrance hall with laminate flooring, having storage, boiler housing, electric radiator and intercom system. Doors off to the open plan kitchen/living room, both bedrooms and bathroom.

Open Plan Living Room/Kitchen

20' 7" x 14' 7" (6.27m x 4.45m)

Open plan spacious living area, laminate flooring, electric radiator, telephone and television point, uPVC double glazed French doors to the balcony providing views to the rear and a uPVC window. Kitchen area fitted with a range of stylish wall and base level units, brush metal roll top work surfaces, integrated oven with hob and extraction over, plumbing and space for washing machine.

Bedroom One

20' 6" x 9' 5" (6.25m x 2.87m)

Large double bedroom with uPVC window to the side elevation, carpet flooring and electric radiator.

Bedroom Two

12' 1" x 7' 2" (3.68m x 2.18m)

Double bedroom with uPVC window to the side elevation, carpet flooring and electric radiator.

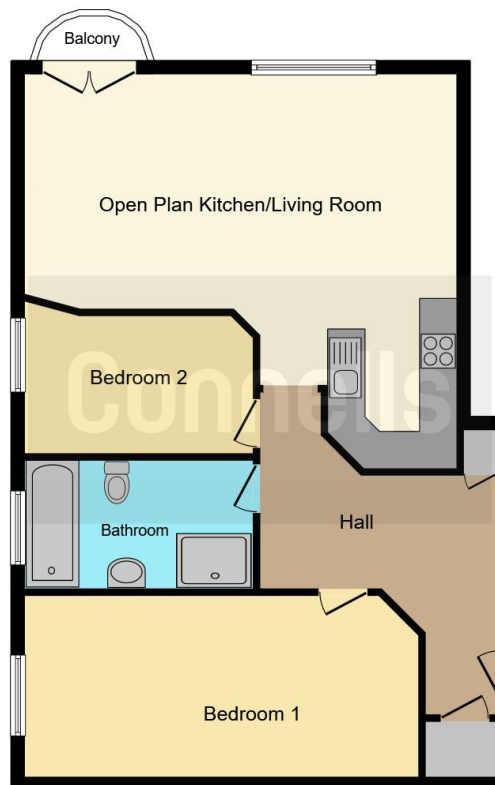
Bathroom

Fitted four piece suite, comprising a bath, separate shower cubicle, low level flush wc, pedestal wash basin, tiling in part, radiator and window to side elevation.









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
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EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR324771

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: LTR324771 - 0002