



Connells

London Road  
Oadby Leicester



## Property Description

Nestled in a sought-after location, this property offers an exceptional investment opportunity, comprising one plot divided into two self-contained apartments. Each boasting a double bedroom, bathroom or shower room as well as spacious living areas, each apartment is thoughtfully designed to provide comfortable and modern living spaces. The ground floor apartment features a generously sized kitchen/lounge area, while the first-floor apartment offers picturesque views from its elevated position. Allocated parking for four vehicles adds convenience to this investment opportunity, making it an ideal choice for those looking to expand their property portfolio or start their investment journey.

## 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.

## Apartment 56 (Ground Floor):

### Lounge/Kitchen/Dining

23' 9" x 10' 2" ( 7.24m x 3.10m )

The kitchen/lounge area is illuminated by natural light from double glazed windows to the front and a French door leading to the rear garden. The fitted kitchen boasts modern amenities, including wall and base units, sink drainer unit, electric oven, and hob, while an electric radiator ensures comfort throughout.

### Utility Room

12' 5" x 4' 8" ( 3.78m x 1.42m )

The utility room provides additional space for laundry facilities and storage, with a double glazed window to the rear and an electric radiator.

### Bedroom

11' 1" x 10' 8" ( 3.38m x 3.25m )

Offers a cozy retreat with carpeted flooring, a double glazed window to front elevation and an electric radiator for warmth during cooler months.

### Shower Room

The apartment features a separate WC and shower room for added convenience.

## Apartment 58 (First Floor):

### Lounge/Kitchen/Dining

23' 4" x 12' ( 7.11m x 3.66m )

The first floor apartment features a well-appointed kitchen/lounge area, complete with fitted kitchen units, sink drainer unit, integrated oven, and hob. Double glazed windows to the front and rear flood the space with natural light, creating a bright and inviting atmosphere.

### Bedroom

3' 2" x 3' 3" ( 0.97m x 0.99m )

A comfortable bedroom awaits with ample space and a window overlooking the front garden, providing a tranquil setting for rest and relaxation.

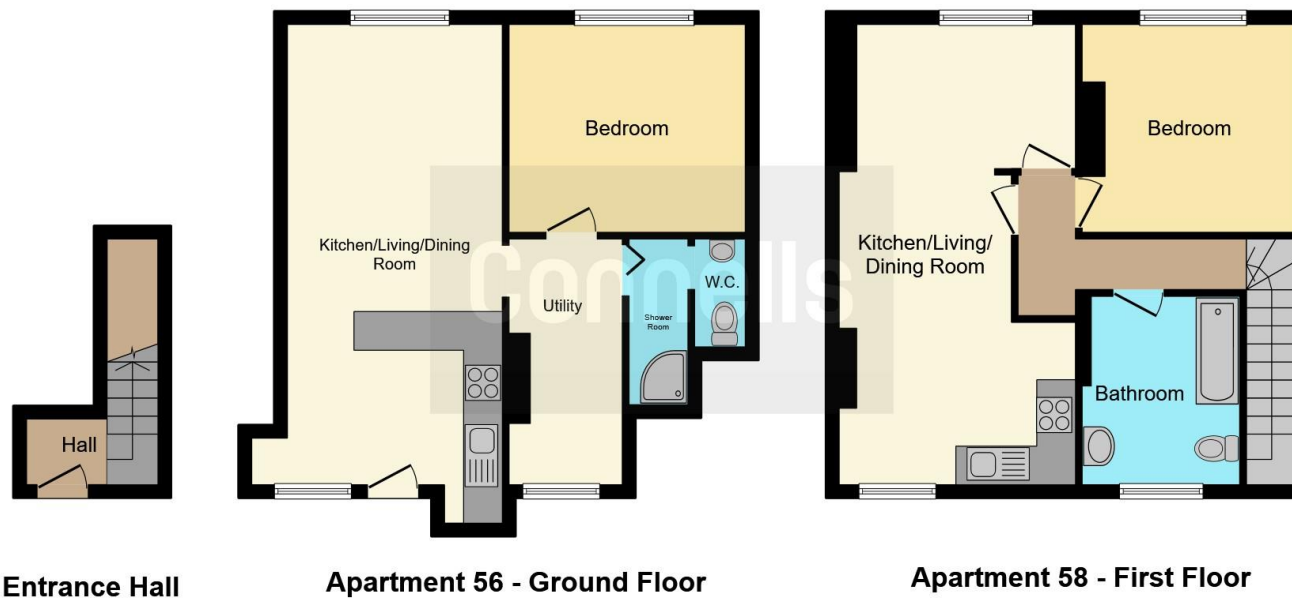
### Bathroom

The apartment includes a modern bathroom equipped with a bath, shower over, WC, and vanity hand wash basin, offering residents a luxurious bathing experience.









**Entrance Hall**

**Apartment 56 - Ground Floor**

**Apartment 58 - First Floor**

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](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/OBY311254](http://connells.co.uk/Property/OBY311254)**

**directions to this property:**

Upon leaving Agent's Oadby branch proceed along The Parade, which becomes London Road, over two mini-roundabouts where the property is located on the right hand side and can be identified by Agent's For Sale board.

**EPC Rating: E**

Tenure: Freehold



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.

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