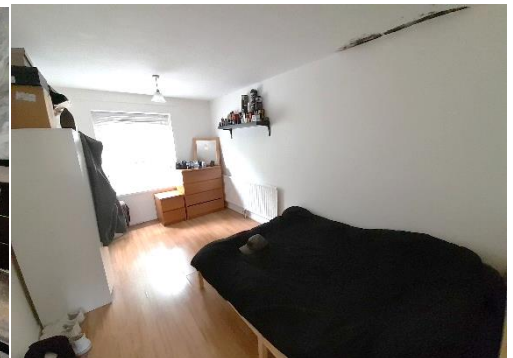


FOR SALE
Musgrove Close
Leicester
LE3 5PJ



ASKING PRICE: £129,950

- A Spacious Ground Floor Flat
- Located In Westcotes, Off Hinckley Road
- Lounge, Kitchen, 2 Bedrooms & Bathroom
- CRI: £10,200 PAX
- Ideal For Investors & First Time Buyers
- No Chain



Location

This property is located on Musgrove Close, off Andrewes Street and Hinckley Road and in the sought after area of Westcotes. The property benefits from being in close proximity to everyday amenities and facilities such as supermarkets, health centres, parks, restaurants and much more. The area is serviced by frequent bus links to and from areas of Leicester.

Description

A spacious ground floor flat of approximately 635 sqft (59 sqm) briefly comprising; lounge, breakfast kitchen, 2 bedrooms and a bathroom. Externally, a rear garden. This property is ideal for investors and first time buyers.

Accommodation

All measurements are approximate:

Lounge - 14' 9" x 10' 10" (4.49m x 3.30m)

Double glazed door, double glazed window, gas fireplace, radiators, power points, pendant light fitting.

Breakfast Kitchen - 9' 6" x 8' 6" (2.89m x 2.59m)

Double glazed window, wall mounted units, base units and drawers, four burner gas hob with extractor fan over, stainless steel sink with hot and cold mixer tap, plumbing for washing machine, power points, pendant light fitting.

Bedroom 1 - 14' 2" x 8' 10" (4.31m x 2.69m)

Double glazed window, radiator, power points, pendant light fitting.

Bedroom 2 - 11' 7" x 5' 9" (3.53m x 1.75m)

Double glazed window, radiator, power points, pendant light fitting.

Bathroom

Double glazed window, panelled bath with hot and cold mixer tap and shower over, low level WC, wash hand basin with hot and cold mixer tap. mirror cabinet, radiator, pendant light fitting.

Outside

Rear garden.

Tenure

Leasehold. We have been advised that there is a 99 year lease remaining. The service charge including building insurance is £25 pcm.

The property is subject to a current rental income of £10,200 pax but is to be sold with vacant possession on completion.

EPC

Band D.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

