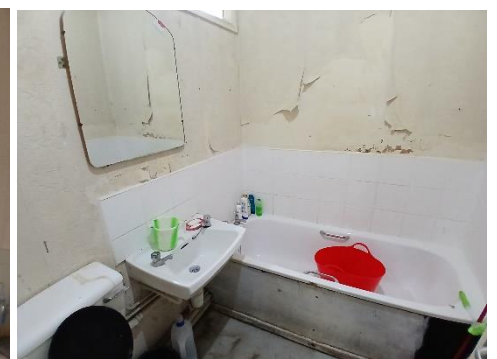


FOR SALE
St. James Road
Evington
Leicester LE2 1HR



ASKING PRICE: £80,000

- A First Floor One Bedroom Studio Apartment
- Located Off Evington Road
- Hallway, Lounge/Bedroom, Kitchen & Bathroom
- Service Charge & Ground Rent £50 PA Each
- Ideal For Investors
- Offered With No Chain



Location

This property is located in the sought after area of Evington. The property benefits from being in close proximity to Evington Road, with an array of shops and eateries, local schooling, places of worship and much more. The area is serviced by frequent bus links to and from areas of Leicester.

Description

A first floor, one bedroom studio apartment briefly comprising; hallway, lounge/bedroom, kitchen and bathroom. This property is ideal for investors and benefits from low running costs including ground rent and service charge.

Accommodation

All measurements are approximate:

Entrance Hall - 2' 11" x 6' 6" (0.89m x 1.98m)

Store.

Store - 2' 11" x 2' 3" (0.89m x 0.69m)

Lounge/Bedroom - 17' 1" x 13' 0" (5.20m x 3.96m)

Double glazed windows to front, radiator, power points, pendant light fitting.

Kitchen - 5' 1" x 13' 3" (1.55m x 4.04m)

Double glazed window to rear, wall mounted units, base units and drawers, four burner gas hob with oven, stainless steel sink with hot and cold taps, plumbing for washing machine, boiler, power points, pendant light fitting.

Bathroom - 5' 7" x 6' 6" (1.70m x 1.98m)

Panelled bath with hot and cold taps, low level WC, wash hand basin with hot and cold taps, radiator, pendant light fitting.

Tenure

Leasehold.

We have been advised that there is a 85 year lease remaining, a ground rent of £50 per annum and service charge £50 per annum.

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



Total area: approx. 34.4 sq. metres (370.4 sq. feet)

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

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

