

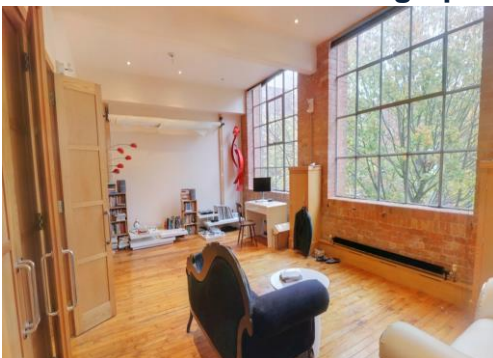
FOR SALE

The Pick Building Wellington Street Leicester LE1 6HB



OFFERS OVER: £170,000

- A Modern & Well Presented First Floor Apartment Of Approximately 699 Sqft (65 Sqm)
- Entrance Hallway, Open Plan Lounge/Kitchen
- Allocated Parking Space
- Located In Leicester City Centre, On Wellington Street
- Double Bedroom & Bathroom
- Ideal For Investors/FTB



Location

This property is located on Wellington Street, in the heart of Leicester City Centre. The property benefits from being in close proximity to restaurants, shops, recreational facilities, universities and much more. The area is serviced by frequent bus links to all over Leicester.

Description

A modern and well-presented first floor apartment of approximately 699 sqft (65 sqm), situated within one of the most sought after apartment blocks in the city centre. The property briefly comprises; a large entrance hallway with storage, open plan lounge kitchen with appliances including oven, hob, washing machine and fridge freezer, double bedroom, and bathroom. The property benefits from gas central heating, high ceilings and exposed brick work. Ideal for investors and first time buyers.

Accommodation

All measurements are approximate:

Entrance Hallway

Open Plan Lounge Kitchen

Bedroom

Bathroom

Outside

Allocated parking for one car.

Tenure

Leasehold.

We have been advised that the lease expires in 2124. The current ground rent is £150.00 per annum and the current service charge is £1,202.97 per annum.

EPC

Band C.

Council Tax

The property falls within Band D.

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



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.

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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

