

FOR SALE

Grosvenor Gate Humberstone Leicester LE5 0TL



OFFERS OVER: £130,000

- A Spacious First Floor Flat Of Approximately 1,054 Sqft (98 sqm)
- Located In New Humberstone, Near To Many Amenities
- Entrance Hall, Living Area, Kitchen, 3 Bedrooms & Bathroom
- High Ceilings & Secure Intercom Entry System
- Parking & Communal Gardens
- Ideal For Investors & First Time Buyers
- Offered With No Chain



Location

This property is located on Grosvenor Gate, just off Gipsy Lane and Herongate Road, in the area of New Humberstone. The property benefits from being in close proximity to local schooling, shops, supermarkets, recreational facilities such as Humberstone Golf Course and much more. The area is serviced by frequent bus links to and from Leicester City Centre.

Description

A superb and spacious first floor flat of approximately 1,054 sqft (98 sqm) which boasts high ceilings, spacious living accommodation throughout, intercom entry system and views overlooking the communal gardens. The property briefly comprises; entrance hall, dual aspect living area, fitted kitchen with integrated appliances, 3 bedrooms and bathroom. Externally, allocated but not assigned parking and communal gardens. This property is suitable for first-time buyers and investors.

Accommodation

All measurements are approximate:

Entrance Hall

Lounge - 23' 8" x 14' 1" (7.21m x 4.29m)

Partial secondary unit double glazing to 3 elevations making the room light and airy, electric heater, power points, pendant light fittings.

Kitchen - 9' 3" x 8' 9" (2.82m x 2.66m)

Wall mounted units, base units and drawers, electric oven, electric hob with extractor fan over, stainless steel sink with hot and cold mixer tap, plumbing for washing machine, power points, pendant light fitting.

Bathroom - 10' 5" x 6' 0" (3.17m x 1.83m)

Panelled bath with mixer tap and shower over, low level WC, wash hand basin with hot and cold mixer tap, towel rail, pendant light fitting.

Airing Cupboard – 5' 3" x 5' 2" (1.60m x 1.57m)

Bedroom One - 15' 1" x 9' 7" (4.59m x 2.92m)

Window to side, electric heater, power points, pendant light fitting.

Bedroom Two - 15' 9" x 8' 8" (4.80m x 2.64m)

Window to side, electric heater, power points, pendant light fitting.

Bedroom Three - 15' 1" x 8' 8" (4.59m x 2.64m)

Window to side, electric heater, power points, pendant light fitting.

Outside

Allocated but not assigned parking, rear communal gardens.

Tenure

Leasehold. We have been advised that there is a 125 year lease from 05.07.2005. The ground rent is £100 per annum and the service charge is £1,958.92 per annum.

EPC

Band E.

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.

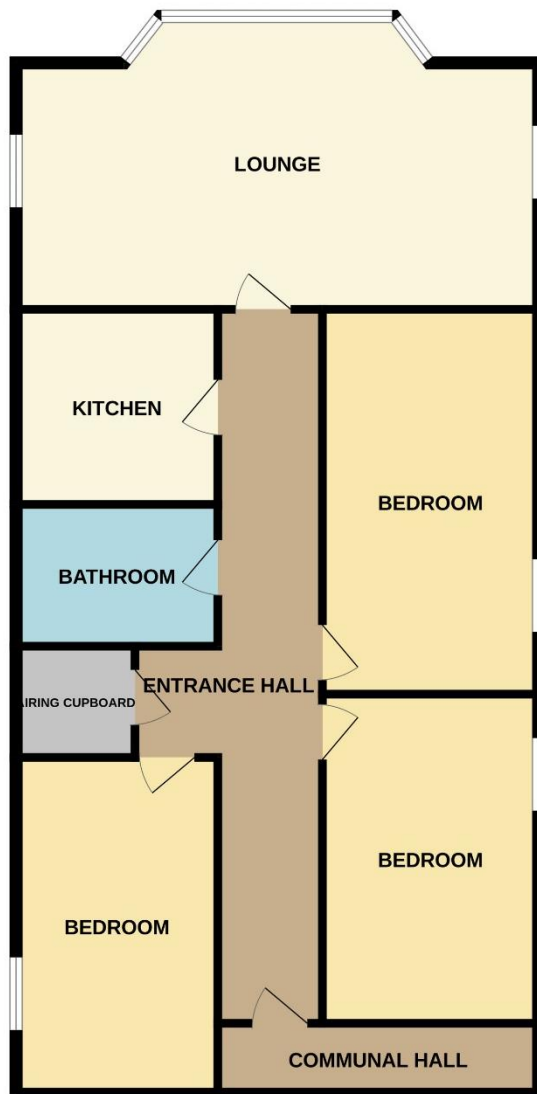
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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