

FOR SALE

St. Pauls Road Leicester LE3 9DE



ASKING PRICE: £220,000

- Residential Investment
- An End of Terrace Property Comprising 2 x 1 Bedroom Self Contained Flats
- Located Near To Fosse Road North & Many Local Amenities
- Currently Let At £11,400 PAX
- Estimated Rental Value: £18,000 PAX
- Ideal For Investors
- Offered With No Chain
- Must Be Seen



Location

This property is located on St Pauls Road, off Wentworth Road and near to the junction of Fosse Road North and Glenfield Road. Nearby amenities include local schooling, places of worship, supermarkets, recreational facilities and much more.

Description

A superb end of terrace property which offers an excellent opportunity for investors. The property is fully occupied and has an estimated rental value of £18,000 per annum exclusive and comprises of two, one-bedroom flats.

The ground floor flat comprises; a large bedroom with bay window, lounge, kitchen and bathroom. The upper floor offers a large lounge, bedroom, cloakroom WC, bathroom and kitchen with stairs down to the rear yard. Both flats benefit from gas central heating and double glazing. Externally, an enclosed yard to the front and rear. The current rental value is £11,400 per annum exclusive.

Accommodation

All measurements are approximate:

Communal Entrance Hall

Double glazed door to front, stairs to first floor flat.

Flat 1 – Ground Floor

Bedroom - 14' 2" x 11' 1" (4.31m x 3.38m)

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

Lounge - 14' 5" x 11' 1" (4.39m x 3.38m)

Double glazed French doors to rear, radiator, power points, pendant light fitting,

Kitchen - 15' 1" x 8' 0" (4.59m x 2.44m)

Double glazed door to side, double glazed window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with oven, boiler, radiator, power points, pendant light fitting.

Bathroom - 8' 4" x 6' 7" (2.54m x 2.01m)

Double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tile splashback surrounds, radiator, pendant light fitting.

Flat 2 – First Floor

Lounge - 14' 5" x 11' 8" (4.39m x 3.55m)

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

Bedroom - 10' 0" x 11' 1" (3.05m x 3.38m)

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

Kitchen - 11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed door and window to rear, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with oven, boiler, radiator, power points, pendant light fitting.

Cloakroom WC

Double glazed window to side, low level WC.

Bathroom – 10' 0" x 11' 6" (3.05m x 3.50m)

Double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tile splashback surrounds, radiator, pendant light fitting.

Outside

Shared garden to the rear with 1 store per flat.

Tenure

Flat 1 – Freehold.

Currently let at £425 pcm (£5,100 pax)

Flat 2 – Leasehold, with 62 years remaining.

Currently let at £525 pcm (£6,300 pax)

Current rental value: £11,400 PAX

EPC

Flat 1 – Rating 66, Band D

Flat 2 – Rating 56, 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

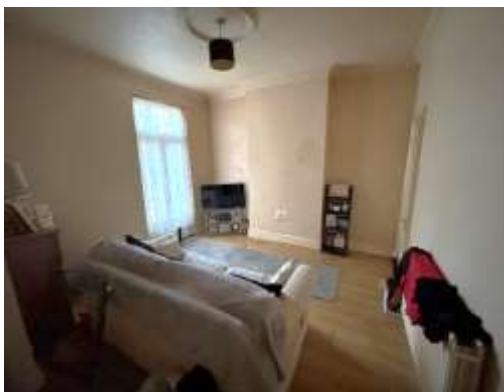
Leicester City Council.

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