

FOR SALE

The Laurels

**Knighton Park Road, Leicester
LE2 1ZA**



ASKING PRICE: £250,000

- A Spacious & Well Presented First Floor Flat
- Located In The Sought After Area Of Knighton, Off Victoria Park Road
- Approximately 1,076 Sqft (100 sqm)
- Offered With No Chain
- Entrance Hall, Living Kitchen, 2 Bedroom, Bathroom & Shower Room
- Parking For 1 Vehicle
- Ideal For FTB/Investors
- With Views Of Victoria Park
- CRI: £12,000 PAX (£1,000 PCM)



Location

This property is located on Knighton Park Road, in the desirable area of Knighton. The property benefits from views of Victoria Park Road and is within easy access to Leicester City Centre and surrounding areas, local schooling, shops, eateries and much more.

Description

A spacious and well-presented first floor flat of approximately 1,076 sqft (100 sqm) superbly positioned with views of Victoria Park.

The property briefly comprises; a large entrance hall, spacious living kitchen with an open plan fitted kitchen, living and dining area, 2 bedrooms, bathroom and shower room. Externally, on site parking for one vehicle which is accessed via electric gates.

The property is currently let at £12,000 pax and the property is offered with no chain and is ideal for investors and first-time buyers.

Accommodation

All measurements are approximate:

Entrance Hall

Living Kitchen - 29' 5" x 12' 5" (8.96m x 3.78m)

Double glazed windows to side and rear, kitchen comprising; wall mounted units, base units and drawers, four burner electric hob with extractor fan over and stainless-steel splashback, integrated double electric oven, stainless steel sink with hot and cold mixer tap, tile splashback surrounds, integrated fridge freezer, spotlights, open to dining area and lounge, radiator, power points, pendant light fittings.

Bedroom One - 14' 5" x 12' 5" (4.39m x 3.78m)

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

Bedroom Two - 15' 1" x 14' 3" (4.59m x 4.34m)

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

Bathroom - 7' 5" x 5' 1" (2.26m x 1.55m)

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

Shower Room - 6' 2" x 6' 0" (1.88m x 1.83m)

Double glazed window to front, shower cubicle, pedestal wash hand basin, low level WC, light fitting.

Outside

Parking for one vehicle accessed via electric gates.

Tenure

Leasehold, subject to an existing tenancy.

We have been advised that there is a 125-year lease from 01/01/2003 with 102 years remaining. The service charge is approximately £3,492.14 per annum and the ground rent is £100 per annum.

The property is currently let on a contractual periodic tenancy at £12,000 pax.

EPC

Rating 78, C.

Council Tax

The property falls within Band E.

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

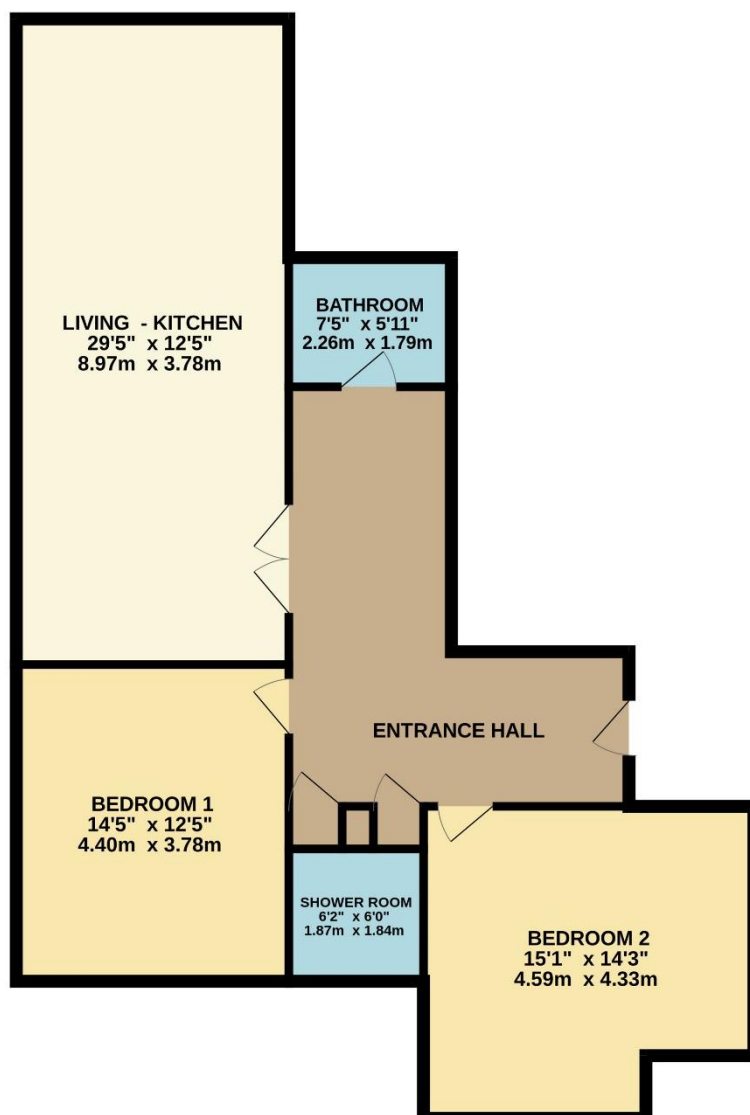
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



1035 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

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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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

