

FOR SALE

Grand Union Embankment Leicester LE3 5FQ



ASKING PRICE: £200,000

- A Modern & Well Presented Second Floor Flat
- Located Within Walking Distance of Leicester City Centre
- Approximately 570 sqft (53 sqm)
- Ideal For Investors/FTB
- ERV: £15,000 PA (£1,250 PCM)
- Open Plan Living Kitchen With Integrated Appliances, Lounge & Dining Area
- Two Bedrooms & Shower Room
- Large Wrap Around Balcony Overlooking The Grand Union Canal
- Allocated Parking For One Vehicle



Location

This property is located just minutes away from Leicester City Centre, within the newly built Waterside development, just off Northgate Street. Nearby amenities include local schooling, shops, restaurants and much more.

Description

A beautifully presented and spacious, second floor flat of approximately 570 sqft (53 sqm). The flat briefly comprises; secure fob entry system, entrance hall, large open plan living kitchen with a fitted kitchen and integrated appliances, lounge, dining area and access to a large wrap around balcony which benefits from beautiful riverside views and a seating area, 2 bedrooms and a modern shower room. Externally, allocated parking for one vehicle.

The property has an estimated rental value of £15,000 per annum (£1,250 pcm) and is suitable for investors and first-time buyers.

Accommodation

All measurements are approximate:

Entrance Hall

Living Kitchen – 16' 4" x 14' 4" (4.97m x 4.37m)

Dual aspect double glazed full length windows, double glazed patio door leading out onto the balcony which benefits from riverside views and a seating area, fitted kitchen with a range of wall and base units with integrated appliances such as fridge freezer, dishwasher, oven, four burner induction hob with extractor fan over, boiler, radiator, power points, spotlights.

Bedroom One – 12' 11" x 10' 11" (3.93m x 3.32m)

Double glazed window and door to side with Juliette balcony, radiator, power points, pendant light fitting.

Bedroom Two – 12' 8" x 7' 6" (3.86m x 2.28m)

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

Shower Room – 8' 3" x 6' 6" (2.51m x 1.98m)

Double glazed window to side, shower cubicle, pedestal wash hand basin, low level WC, wall mounted mirror unit, tile splashback surrounds, radiator, spotlights.

Outside

Allocated parking for one vehicle.

Airing Cupboard

Tenure

Leasehold.

We have been advised that there is a 995-year lease remaining, a service charge of £1,050 per annum and ground rent of £200 per annum.

EPC

Band B.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

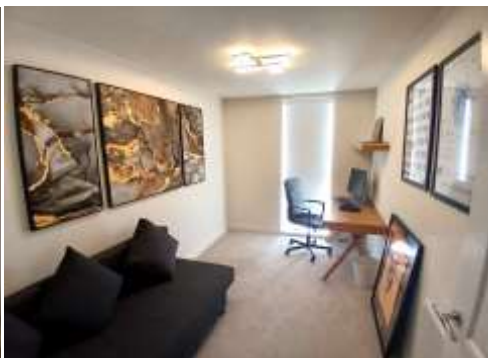
Leicester City Council.

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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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