

FOR SALE

**The River Buildings
Western Road, Leicester
LE3 0GR**



OFFERS OVER: £125,000

- Ideal Investment Opportunity
- A Modern & Well-Presented Lower Floor Apartment
- Located Near To Local Amenities & Narborough Road
- Approximately 818 Sqft (76 Sqm)
- Entrance Hall, Open Plan Living Kitchen, 2 Bedrooms & Bathroom
- Allocated Parking For 1 Vehicle
- Offered With No Chain
- Ideal For Investors/FTB
- ERV: £12,000 PAX (£1,000 PCM)
9.6% Yield



Location

The River Buildings is located on Western Road, which is situated off Narborough Road. The property benefits from being located within close proximity to an array of amenities including convenience stores, restaurants, Leicester Royal Infirmary, De Montfort University and is within walking distance to Leicester City Centre. The area benefits from transport links to and from areas of Leicester and is near to the M1/M69.

Description

A modern and well-presented lower floor apartment of approximately 818 sqft (76 sqm) within a gated development, near to the Grand Union Canal River Soar. The property briefly comprises; hallway with an intercom entry system, open plan living kitchen, master bedroom with built in wardrobes, a further bedroom and bathroom. Externally, allocated parking for one vehicle. The estimated rental value for the flat is £12,000 pax (£1,000 pcm) which equates to a 9.6% yield.

Accommodation

All measurements are approximate:

Entrance Hallway

Radiator, power points, pendant light fitting, intercom entry system.

Living Kitchen - 22' 2" x 15' 10" (6.75m x 4.82m)

Open plan living kitchen comprising:

Lounge: Double-glazed full-length window, radiator, power points, pendant light fittings.

Kitchen: Wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner induction hob with stainless steel splashback and extractor fan over, electric oven, dishwasher, fridge/freezer point, boiler, radiator, power points, spotlights.

Master Bedroom - 15' 8" x 11' 6" (4.77m x 3.50m)

Double glazed window, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - 11' 8" x 10' 8" (3.55m x 3.25m)

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

Bathroom - 7' 8" x 6' 10" (2.34m x 2.08m)

Double glazed window, panelled bath with mixer tap, shower cubicle, pedestal wash hand basin with mixer tap, wall mounted mirror unit, tile splashback surrounds, pendant light fitting.

Outside

Allocated parking for 1 vehicle.

Tenure

Leasehold.

We have been advised that there is a 125-year lease with 103 years remaining, and a combined service charge and ground rent of £2,253.48 per annum.

EPC

Band E.

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.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





TOTAL FLOOR AREA: 850 sq.ft. (79.0 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.

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.

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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.

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