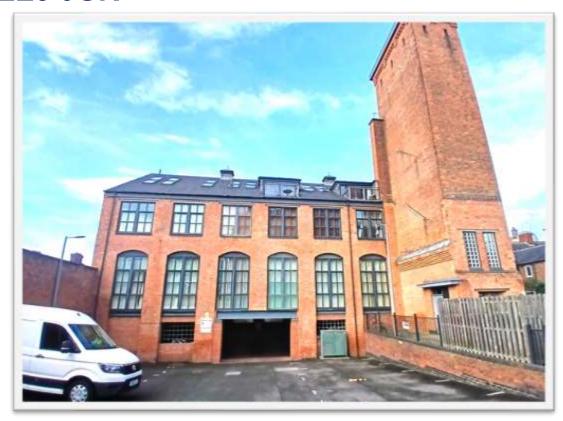


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### **FOR SALE**

# The River Buildings Western Road, Leicester LE3 0GR



## OFFERS OVER: £110,000

- Ideal Investment Opportunity
- A Spacious Lower Floor Apartment
- Located Near To Local Amenities & Narborough Road
- Ideal For Investors/FTB

- Entrance Hall, Open Plan Living Kitchen, Bedroom & Bathroom
- Allocated Parking For One Vehicle
- Currently Let at £650 pcm (£7,800 PA)
- Offered With No Chain







#### 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 spacious lower floor apartment 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, bedroom and bathroom. Externally, allocated parking for one vehicle.

The property is currently let at £650 pcm (£7,800 pa) on a rolling tenancy.

#### **Accommodation**

All measurements are approximate:

**Entrance Hallway** - 10′ 6″ x 6′ 8″ (3.20m x 2.03m) Radiator, power points, pendant light fitting, intercom entry system.

**Living Kitchen** - 19' 1" x 17' 1" (5.81m x 5.20m)

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 taps, four burner induction hob with stainless steel splashback and extractor fan over, electric oven, dishwasher, fridge/freezer point, boiler, radiator, power points, spotlights.

**Bedroom -** 15' 6" x 10' 6" (4.72m x 3.20m)

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

Bathroom - 6' 7" x 6' 8" (2.01m x 2.03m)

Panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level WC, tile splashback surrounds, heated towel rail, pendant light fitting.

#### **Outside**

Allocated parking for 1 vehicle.

#### **Tenure**

Leasehold, subject to existing tenancies.

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.

We have been advised that the property is currently let at £650 pcm on a rolling tenancy.

#### **EPC**

Pending.

#### **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

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TOTAL PROPERTY.

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.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

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



