

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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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.

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