

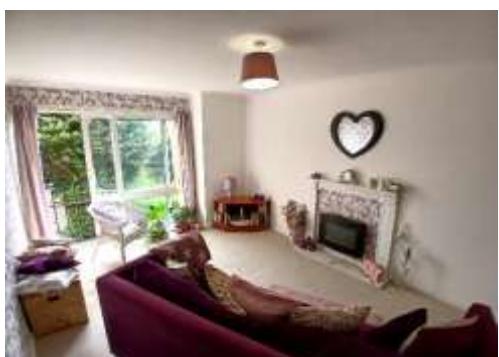
FOR SALE

**Hotoft Road
Humberstone, Leicester
LE5 1EG**



ASKING PRICE: £89,000

- A Well Presented & Spacious First Floor Flat
- Located In Humberstone
- Near To Schools, Shops, Parks, Healthcare Centres & More
- Ideal For First Time Buyers/Investors
- Communal Entrance Hall With Secure Intercom Entry System, Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom & Office/Study
- Communal Garden
- Viewings Highly Recommended



Location

This property is located on Hotoft Road, which is off Hungarton Boulevard and in the popular area of Humberstone. The property benefits from being in close proximity to local schooling, shops, healthcare centres, parks and much more. The property is also within easy access to M1/M69 motorway links.

Description

A charming, first floor flat briefly comprising; communal entrance hall with secure intercom entry system, entrance hall, living room with views out to the well-maintained communal garden, fitted kitchen, bedroom, bathroom and office/study. The property benefits from smart water and electric meters. This property is ideal for first time buyers and investors.

Accommodation

All measurements are approximate:

Entrance Hallway

With doors connecting to all rooms, pendant light fitting.

Lounge - 15' 8" x 10' 8" (4.77m x 3.25m)

Double glazed sliding doors to the rear, gas fireplace, power points, pendant light fitting.

Kitchen - 10' 6" x 6' 11" (3.20m x 2.11m)

Double glazed window to front, a range of wall and base units, stainless steel sink with mixer tap, four burner gas hob with extractor fan over, electric oven, dishwasher, tile splashback surrounds, power points, pendant light fitting.

Bedroom - 15' 8" x 10' 8" (4.77m x 3.25m)

Double glazed window to rear, built in cupboards, power points, pendant light fitting.

Bathroom - 6' 11" x 5' 9" (2.11m x 1.75m)

Double glazed window to side, panelled bath with shower over, wash hand basin, low level WC, pendant light fitting.

Office/Study

Power points, pendant light fitting.

Outside

Communal garden.

Tenure

Leasehold.

We have been advised that there is a new 999-year lease from 21.01.2026 with 999 years remaining, and a combined service charge, ground rent and building insurance of £100 pcm.

EPC

Band D.

Council Tax

The property falls within Band A.

Material Facts

Flood risk – very low

Planning permission/restrictions – not known

Structural Issues/precious subsidence – not known

Rights of way/easements affecting the property – not known

Services

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

Local Authority

Leicester City Council.

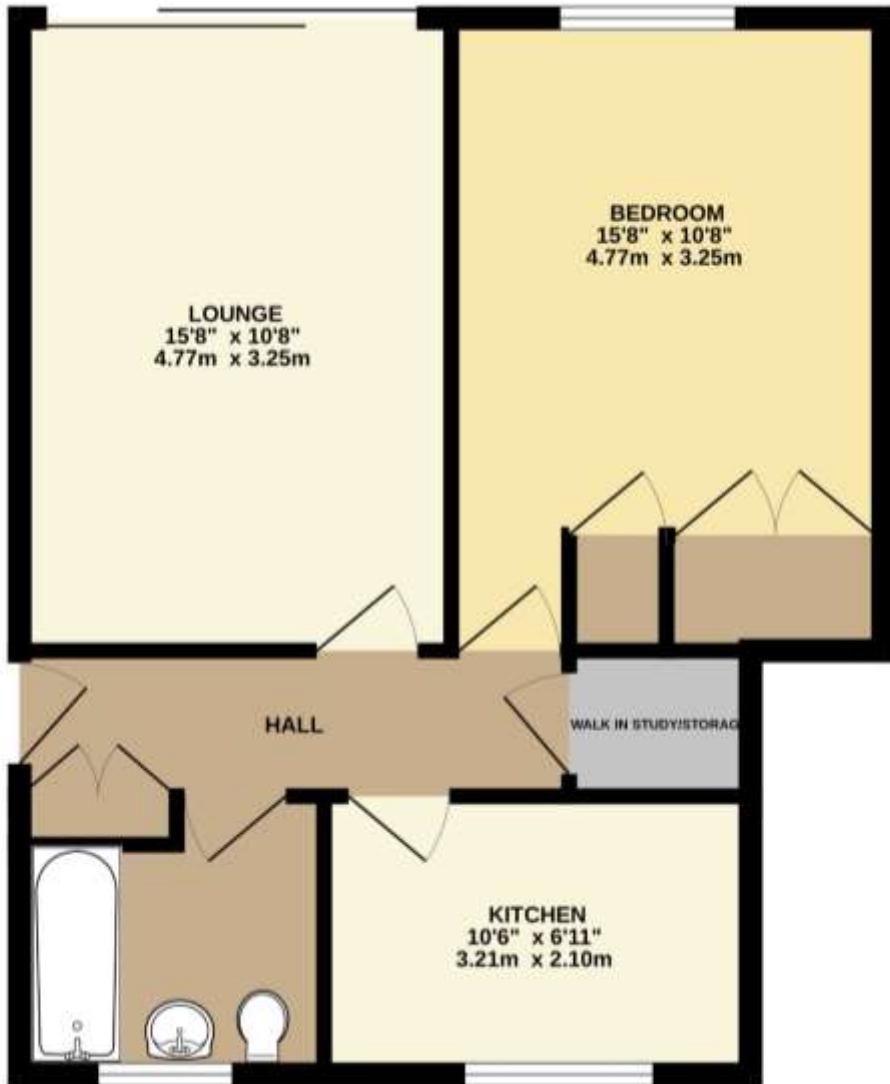
Kal Sangra, Shonki Brothers Ltd

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TOTAL FLOOR AREA: 522 sq ft. (48.5 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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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
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