



**Montvale Gardens, Leicester LE4 0BL**



**welcome to**

**Montvale Gardens, Leicester**

William H Brown bring to the market via OPEN HOUSE ON SATURDAY, 10TH MAY BETWEEN 11.30AM & 12.30PM, THIS TWO BEDROOM GROUND FLOOR APARTMENT. FOR FURTHER INFORMATION, PLEASE CONTACT OUR SALES TEAM ON 0116 251 4131



### **Entrance Hall**

Two storage cupboard and radiator.

### **Lounge**

15' 1" x 12' 3" ( 4.60m x 3.73m )

Two windows to the rear and two radiators.

### **Kitchen**

8' 3" x 11' 1" ( 2.51m x 3.38m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, combi boiler, radiator, integrated oven and hob. Window to the front.

### **Bedroom One**

9' 7" x 14' 4" ( 2.92m x 4.37m )

Two windows to the rear, two built in wardrobes and radiator.

### **En-Suite**

Shower cubicle, WC, hand wash basin and radiator.

### **Bedroom Two**

8' 4" x 12' 7" ( 2.54m x 3.84m )

Window to the front, built in wardrobe and radiator.

### **Bathroom**

Bath, WC, hand wash basin and radiator.

### **Parking**

The apartment benefits from having allocated parking.



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## **Montvale Gardens, Leicester**

- OPEN HOUSE ON SATURDAY, 10TH MAY BETWEEN 11.30AM & 12.30PM
- Two Bedroom Ground Floor Apartment
- Fitted Kitchen
- Allocated Parking
- NO ONWARDS CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

# £110,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
LHS119663 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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