



**£119,950**

## Squirrels Building, 57, Colton Street, Leicester, LE1 1QA

- Modern Ground Floor Apartment
- Fully Fitted Kitchen
- Bathroom Suite & Shower
- DG, ESH, EPC E & C/Tax A
- Ideal B2L or FTB
- Spacious Living Room
- One Double Bedroom
- Great Location for Train Station
- Leasehold & Long Lease
- No Upward Chain



**A STYLISHLY & IMMACULATEDLY APPOINTED GROUND FLOOR ONE BED APARTMENT WITH LONG LEASE**

Situated within the heart of the City Centre, being well served for Leicester Train Station ideal for commuters, the Business Quarter and an array of bars, restaurants, everyday amenities and leisure facilities. This delightfully presented living accommodation would provide an ideal buy to let investment or first time buy & briefly comprises, entrance hallway, spacious living room, fitted kitchen with appliances, one double bedroom and bathroom with a shower. **EARLY VIEWING HIGHLY RECOMMENDED & AVAILABLE WITH NO UPWARD CHAIN**



**COMMUNAL ENTRANCE**

Impressive walkway approach leading to front entrance door with security coded access:

**GROUND FLOOR**

**COMMUNAL LOBBY**

Stylish communal area with staircase and lift to third all floors



**ENTRANCE HALL**

Comprising wood style flooring, storage cupboard housing water tanks & consumer unit, intercom system, central heating radiator & giving access to:



**FITTED KITCHEN**

**9'10" x 7'10" (3.02 x 2.39)**

Stylish fitted kitchen comprising a mix of base, wall & drawer units, with matching granite effect roll edge work surfaces over, matching surround & incorporating stainless steel sink unit. The range is integrated with a stainless steel electric oven, four ring gas hob, extractor canopy, dishwasher, tiled splash back, space provided for fridge freezer with plumbing provided for both washing machine, and vinyl flooring:



### LIVING ROOM

**17'3" x 16'4" (5.26 x 4.98 )**

With wood style flooring, radiator, television point, double glazed window and double glazed window to front elevation:



### BATHROOM SUITE AND SHOWER

Fitted with a white three piece suite comprising, panelled bath with chrome shower over, shower screen, low level wc, pedestal sink, decorative tiled surround, vinyl flooring, chrome heated towel rail & spots to ceiling:



### BEDROOM

**11'8" x 9'10" (3.58 x 3.02)**

Comprising wood style flooring, radiator and double glazed window to front elevation:

### LEASE DETAILS

Managing Agents: The Squirrels Management Company (Leicester) Limited

Lease: 999 years from 1 January 2005

Remaining: 981 years

Service charge: £1300 p/a

Ground rent: £135 p/a

### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will

be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

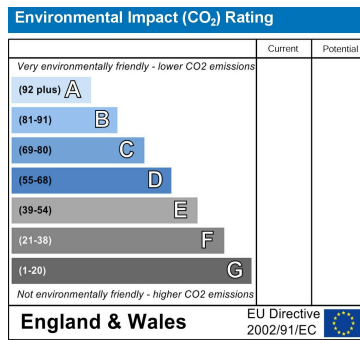
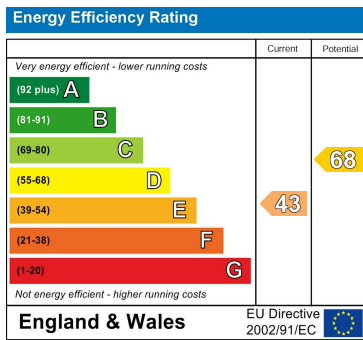
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

