



Guide Price: £120,000 to £125,000

Turner Street, Leicester, LE1 6WY

- Modern First Floor Flat
- Fitted Kitchen / Diner
- Bathroom Suite & Shower
- Leasehold Property
- Ideal B2L, FTB or Pied-a-Terre
- Separate Living Room
- One Double Bedroom
- EH, HWDG, EPC D, C/Tax A
- Rental Income £650 PCM
- Chain Free | Viewing Recommended



A WELL PRESENTED ONE BED FIRST FLOOR FLAT | LEASEHOLD

Situated in a sought after prime City Centre location, within a period conversion, whilst being well served for De Montfort & Leicester Universities, the Royal Infirmary, Banatynes gym, Leicester train station and excellent everyday local amenities can be found within a short walking distance. This attractive living accommodation would provide an ideal Pied-a-Terre, Residential Purchase or B2L Investment currently generating £650PCM. The flat briefly comprises, entrance hall, separate living room, fitted kitchen/diner, one double bedroom and bathroom suite with shower

EARLY VIEWING IS HIGHLY RECOMMENDED | AVAILABLE CHAIN FREE

COMMUNAL ENTRANCE

There is a communal entrance hallway & staircase to the first floor:

FIRST FLOOR

With entrance to Flat 2:

HALLWAY

Laminate wood flooring, cloaks area to recess and airing cupboard housing hot tank:



FITTED KITCHEN / DINER

13'05 x 9'05 (4.09m x 2.87m)

Fitted with a matching range of duck egg blue base, wall & drawer units, with work surfaces over inset with sink unit & drainer and decorative ceramic tiled splashbacks. Having integrated electric oven, four ring hob, space has been provided for fridge / freezer, plumbing for washing machine, wall mounted electric heater, tile effect flooring & hard wood double glazed window to front elevation



LOUNGE

13'05 x 9'04 (4.09m x 2.84m)

Laminate wood flooring, wall mounted electric heater, hard wood double glazed window to front elevation:



BEDROOM

11'10 x 9'01 (3.61m x 2.77m)

Laminate wood flooring, electric heater and hard wood double glazed to rear elevation:



BATHROOM

7 x 4'09 (2.13m x 1.45m)

Comprising, panelled bath with electric shower over, wc, pedetal sink and laminate wood flooring:

LEASE DETAILS

Term: 125 Years from 24 June 1990

Remaining : 91 Years

Management Company: Plymouth

Service Charges: £935.46 per 6 months (24 Jun to 23 Dec 2023)

Ground Rent : £100 P/A

FIXTURES & FITTINGS

The property is offered part furnished £POA:

PERMIT PARKING

Situated in a residents permit parking zone:

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

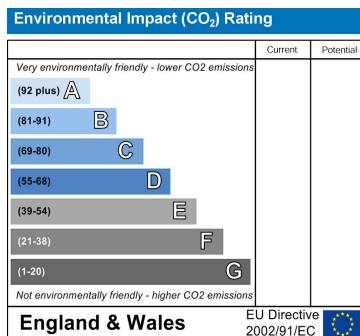
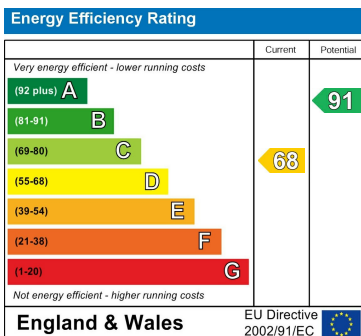
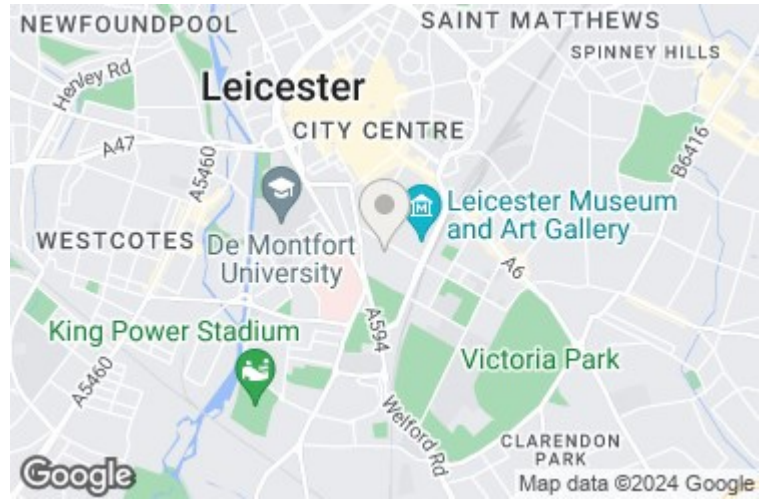
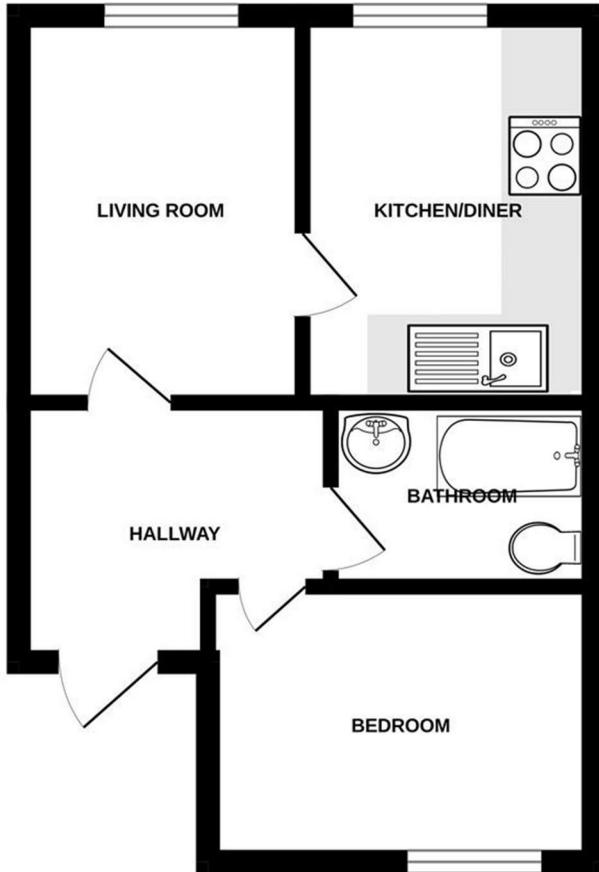
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

FIRST FLOOR



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

