



Offers Over £340,000

East Park Road, Evington, Leicester, LE5 5HH

- Investment Opportunity
- 2 x 2 beds / 1 x 1 bed
- EPC D-E
- Currently Achieving £25,335PA to July 25
- Available as Going Concern
- Block of Three Self Contained Flats
- Great Location
- Superb Location
- Yield Potential 7.2%
- Early Viewing Highly Recommended



**A BLOCK OF THREE INDIVIDUAL & WELL APPOINTED FLATS
ACHIEVING AN ANNUAL INCOME £25,335 PA**

Kitchen/living space
2 shower rooms

This imposing three storey Villa is situated in the heart of the popular city suburb of Evington, being well served for an array of everyday shopping amenities, Leicester University the train station and local Mosques. The accommodation is currently converted into three self contained flats which comprises: Two x 2 beds and One x 1 Bed let to July-25

**EARLY VIEWING HIGHLY RECOMMENDED | IDEAL
INVESTMENT OPPORTUNITY**



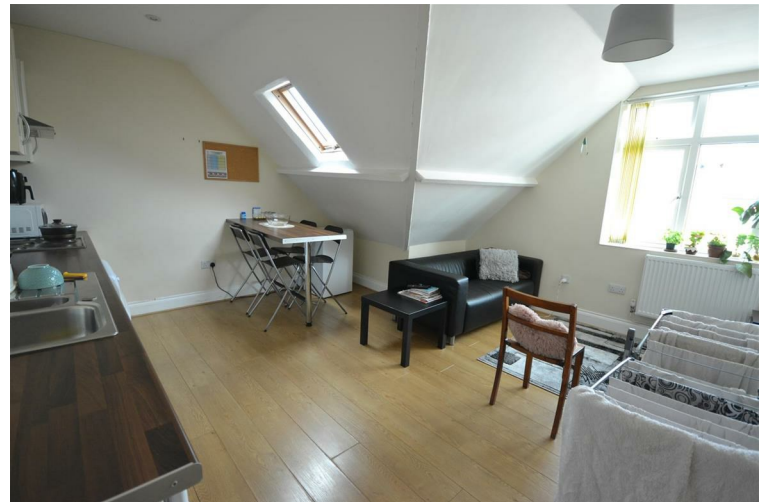
FIRST FLOOR FLAT

2 double bedrooms
Kitchen/living space
1 shower room
1 wc



PROPERTY INFORMATION

Double Glazed throughout
Electric Heating
GFF EPC D
FFF EPC B
SFF EPC C



SECOND FLOOR FLAT

1 double bedroom
Kitchen/living space
1 shower room



GROUND FLOOR FLAT

2 double bedrooms



OUTSIDE

Having side gated entry providing independent access to First & Second floor flats:

To the rear of the ground floor is a courtyard area.



RENTAL INCOME

Annual Income £25,335PA exclu bills

Yield 7.2%

GFF two bed flat occupied until July-24 £8,640 PA

FFF two bed flat occupied until July-24 £9,135 PA

SFF one bed flat occupied until July-25 £7,560 PA

DISCLAIMER

We have been made aware that there is Japanese Knotweed at the neighbouring property:

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.

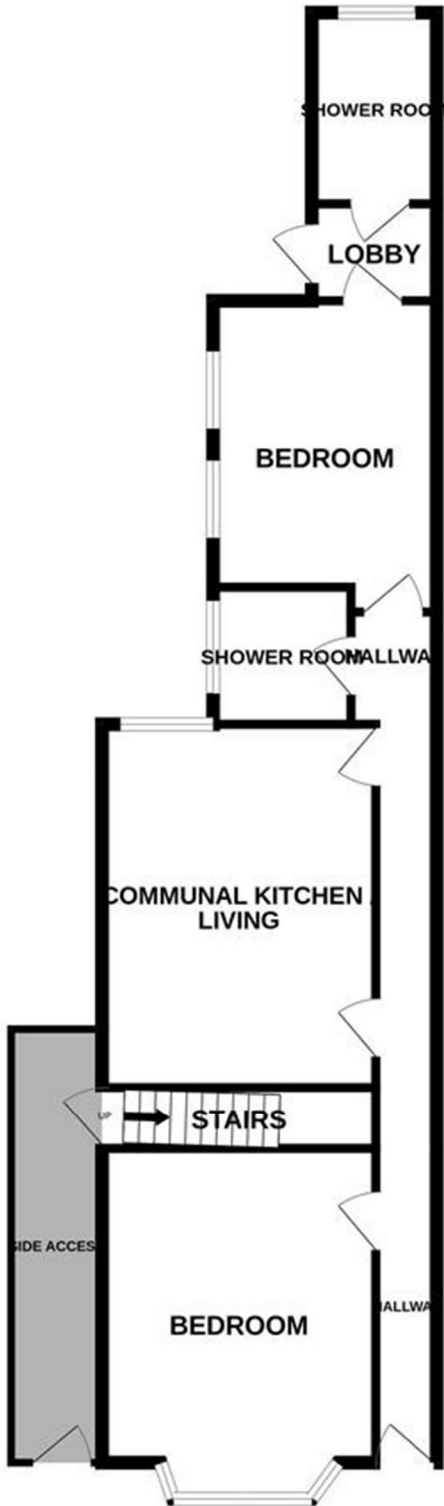
Hours of Business:

Monday to Friday 9am -5.30pm,

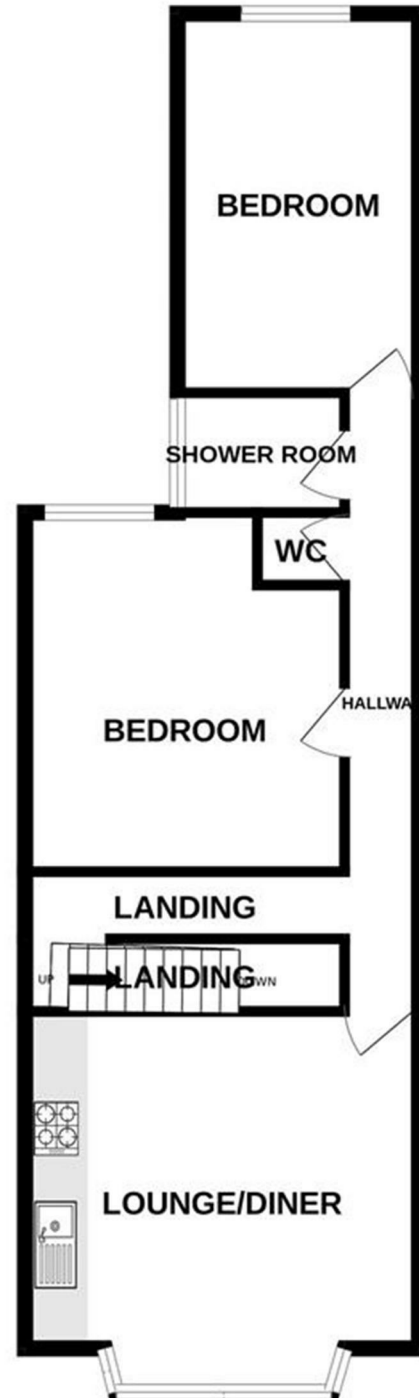
Wednesdays late night until 7pm

Saturday 9am - 4pm

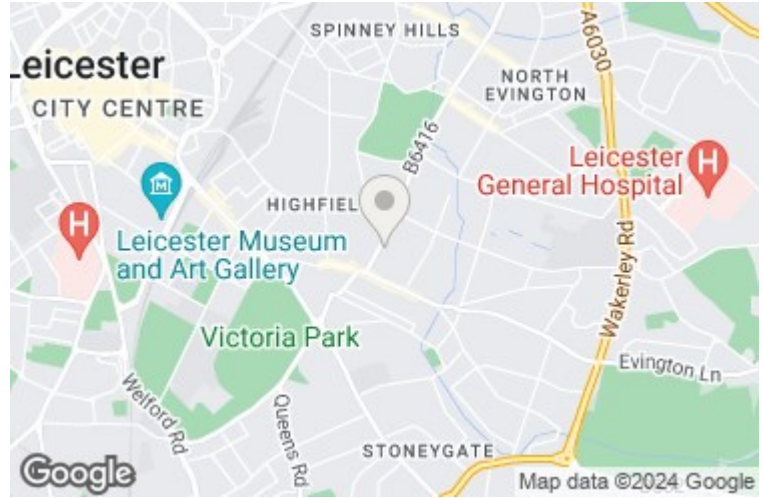
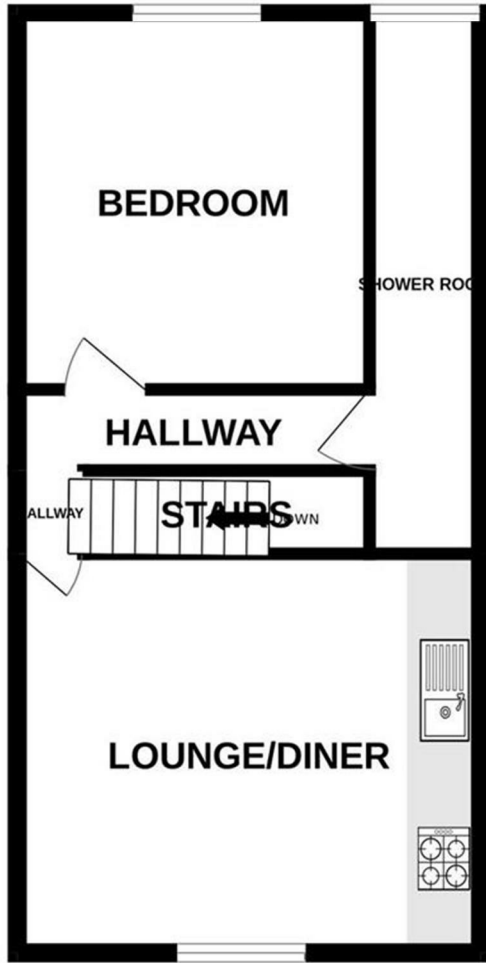
GFF



FFF



SFF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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

