



## Offers Over £340,000

**East Park Road, Evington, Leicester, LE5 5HH**

- Investment Opportunity
- 2 x 2 beds & 1 x 1 bed
- EPC D-E, Council Tax A for each flat
- Achieving £25,048 PA
- Available as Going Concern
- Block of Three Flats
- Great Location
- Superb Location
- Courtyard Garden
- Early Viewing Highly Recommended





**A BLOCK OF THREE INDIVIDUAL AND WELL APPOINTED FLATS OFFERING AN IDEAL INVESTMENT OPPORTUNITY**

This imposing THREE STORY 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 flats which comprises: TWO X 2 BEDROOMS FLATS and ONE X 1 BEDROOM FLAT

EARLY VIEWING HIGHLY RECOMMENDED CALL BARKERS  
0116 270 9394

Kitchen/living space  
2 shower rooms



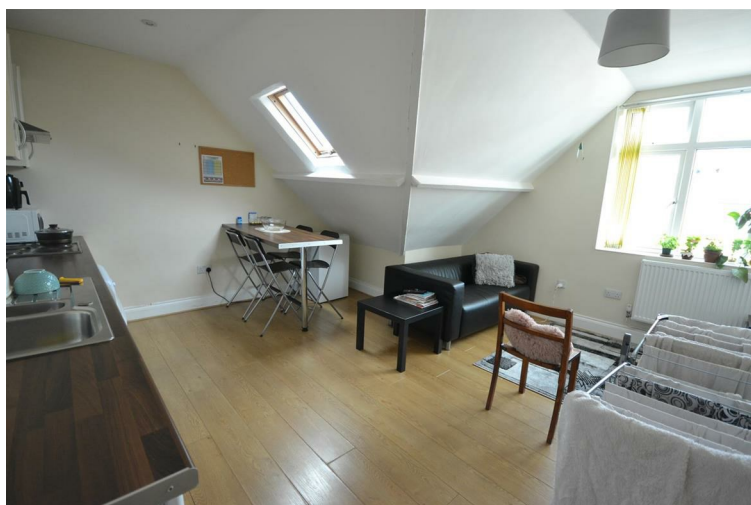
**FIRST FLOOR FLAT**

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 £25,048 excluding bills

GROUND FLOOR TWO BEDROOM FLAT TENANCY FROM 1ST AUGUST 2025 UNTIL 31ST JULY 2026 AT A TOTAL RENT OF £8640.

FIRST FLOOR TWO BEDROOM FLAT TENANCY FROM 1ST AUGUST 2025 UNTIL 30TH JUNE 2026 AT A TOTAL RENT OF £8580

SECOND FLOOR ONE BEDROOM FLAT TENANCY IS FOR THREE YEARS FROM 1ST AUGUST 2025 UNTIL 31ST JULY 2028 AT A TOTAL RENT OF £23485.72, (£7828.57 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.

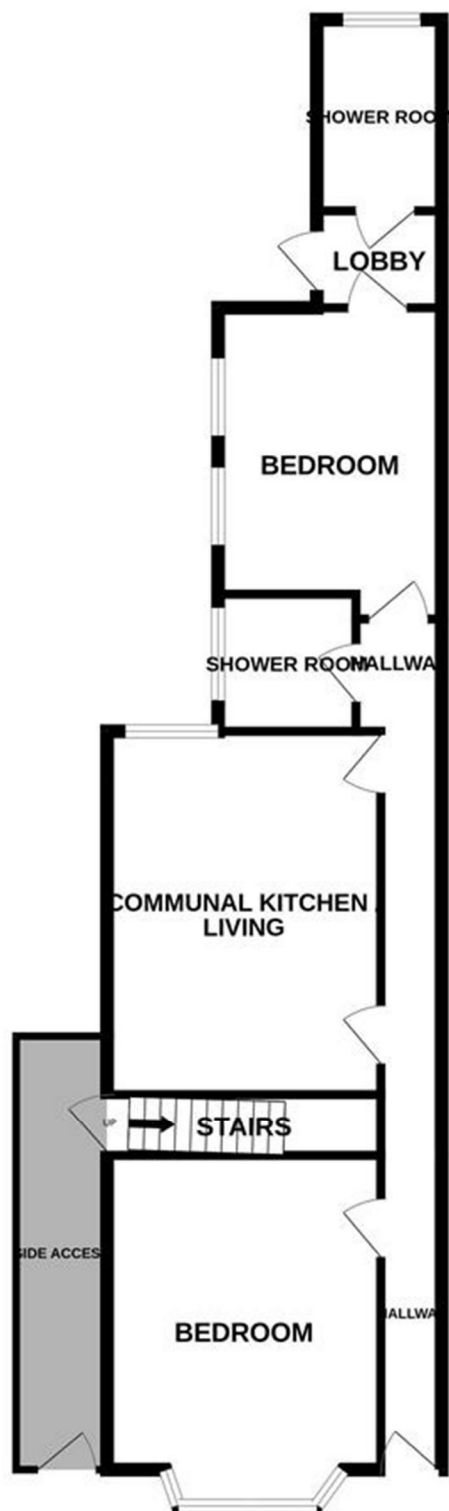
Hours of Business:

Monday to Friday 9am -5.30pm,

Wednesdays late night until 7pm

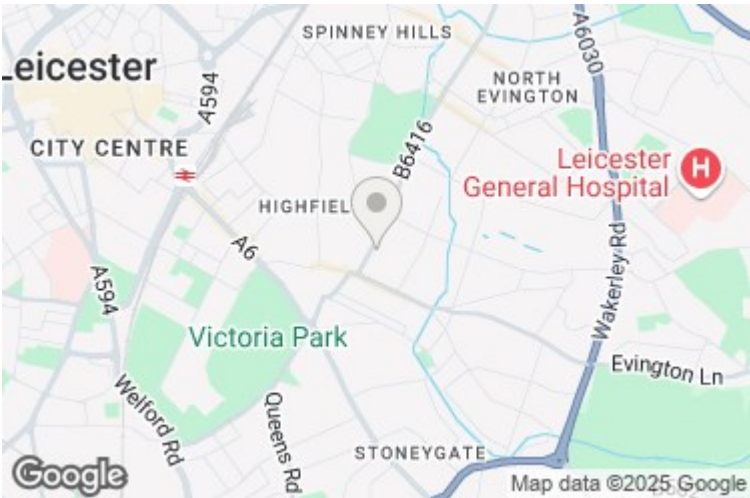
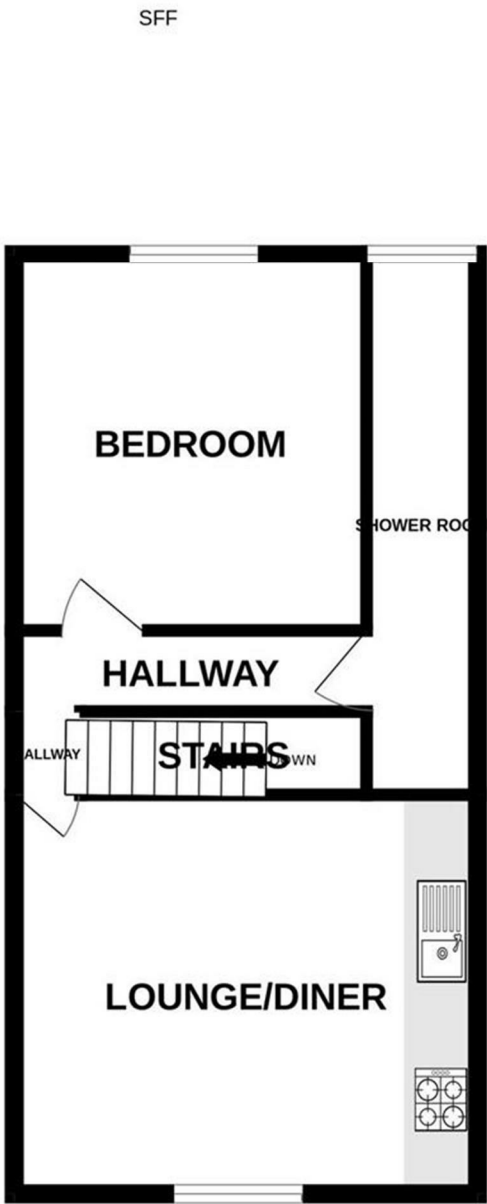
Saturday 9am - 4pm

GFF



FFF





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

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

