



£130,000

Hotoft Road, Leicester, LE5 1EG

- Ground Floor Flat
- Modern Kitchen
- Shower Room
- Electric Heating & Double Glazing
- Communal Gardens
- Lounge Area
- One Double Bedroom
- Ideal FTB or Investment
- Council Tax A, EPC E & Leasehold
- Early Viewing Advised



A well presented GROUND FLOOR ONE BEDROOM FLAT that would make an ideal FIRST TIME BUY or INVESTMENT OPPORTUNITY providing excellent access many local amenities with a Tesco just a short distance away. The accommodation is situated on the ground floor behind a secure communal doors, comprising of a spacious Lounge, modern fitted kitchen, one double bedroom and a bathroom. On Street Parking is available. Electric Heating and Double Glazing. EPC RATING E. Early Viewing Advised.

ENTRANCE HALL

Access via wooden front door, laminate flooring, electric wall heater:



LOUNGE

14'7" x 10'8" (4.47 x 3.26)

Laminate flooring, electric wall heater, sliding double glazed door to communal garden



KITCHEN

10'4" x 7'6" (3.15 x 2.29)

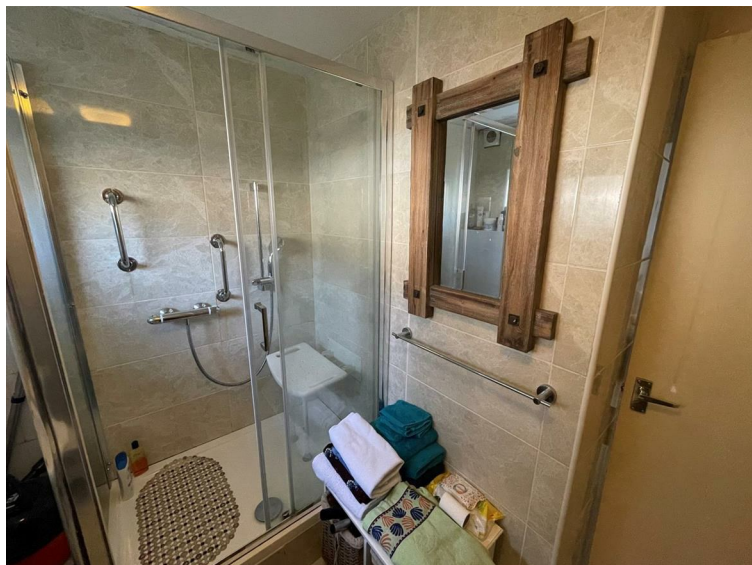
Gloss white fitted kitchen with worktops over. Electric oven & hob. Space provided for fridge/freezer and washing machine. Double glazed window to front aspect:



BEDROOM

10'5" x 11'8" (3.18 x 3.56)

Fitted wardrobes and double glazed window to rear aspect:



SHOWER ROOM

5'4" x 7'8" (1.65 x 2.35)

Modern fitted shower room with tiled walls and flooring. Single shower cubicle, W/C and wash hand basin. Double glazed window to front aspect



OUTSIDE

The property boasts a well maintained communal garden with outside patio area

LEASE DETAILS

Managing Agents - Wards Chartered Surveyors & Estate Agents
Hinckley

Years On Lease Remaining - 125 years from 11 May 1983 (85 years remaining)

Service Charge - £85 per month

Ground Rent - £0

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.

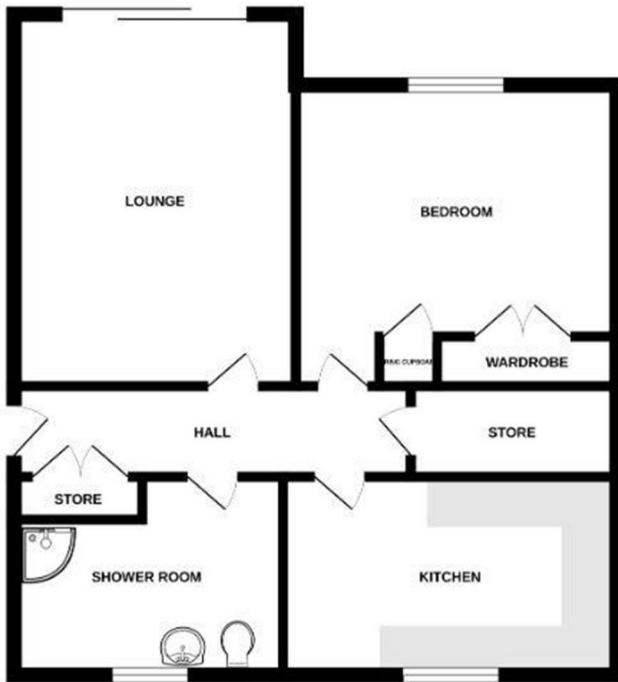
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

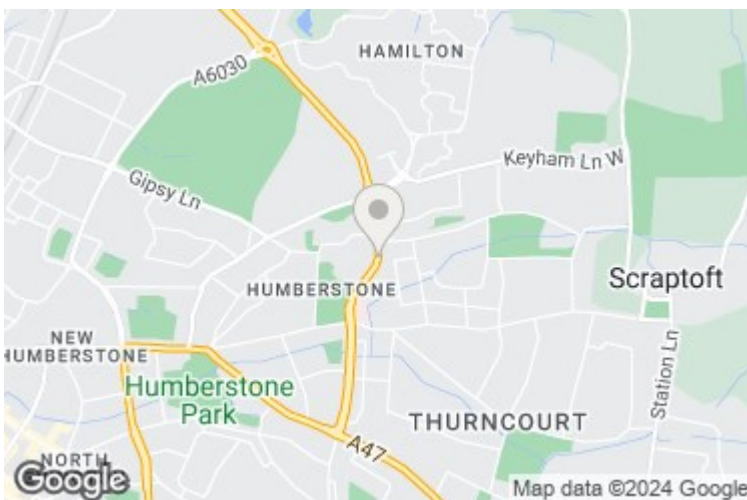
Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



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		
	49	78
England & Wales	EU Directive 2002/91/EC	

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

