

# FOR SALE



**Abbey**  
Lettings & Sales



## Dyersgate

Leicester, LE3 5BE

**Guide price £185,000**



**CASH BUYERS ONLY FOR THIS FANTASTIC Executive FURNISHED 3 Bedroom Duplex PENTHOUSE** apartment on the highly popular WESTBRIDGE WHARF development has come available for YOU to move into. The property is situated on the edge of the City Centre overlooking the Grand Union Canal allowing you to enjoy city life without having to live in the middle of it. The apartment also offers large balcony.

The property benefits from secure communal entrance doors, entrance hall, large open plan living and kitchen area, comprising of granite worktops, hob and electric oven, extractor fan, fridge/freezer, dishwasher and washer dryer machine, a large balcony, a double bedroom with en-suite, two further double bedrooms and bathroom. The property also offers real wooden, carpeted and tiled flooring, electric heating, full double glazing, gated parking for 1 car.

The Apartment is ideal for people who are looking for easy commuting to the City Centre, Leicester University, De Montfort University as well as the Leicester Royal Infirmary Hospital, fosse park shopping centre and Local Shops, bars and restaurants.



### Entrance Hall

Front door, ceiling light points, video phone entry, electric heater, wooden flooring, storage cupboard, doors leading to open plan living area, WC, bedroom 3 and stairs to first floor.

### W/C

Ceiling spot lights, towel heater, tiled flooring, extractor fan, two piece suite, comprising of pedestal wash hand basin and low level flush toilet.

### Open Plan Living Area

Lounge Area: Ceiling light points, vaulted ceiling, electric heater, TV media and telephone points, wooden flooring and 2 double glazed windows.

Kitchen Area: Ceiling spot lights, fully fitted kitchen offering granite worktops, base and wall cupboards, stainless steel sink and drainer, hot and cold mixer tap over, electric hob, electric oven and extractor fan, integrated fridge/freezer, dishwasher, washer/dryer machine, tiled flooring, double glazed window and door leading to the large balcony.

### Bedroom 3

Ceiling light point, electric heater, double glazed window, TV point, carpeted flooring and door leading to balcony.

### Stairs and Landing to 1st Floor

Ceiling light points, carpeted flooring, storage cupboard, doors leading to Bedroom 1, 2 & bathroom.

### Bedroom 1

Ceiling light points, electric heater, double glazed windows, carpeted flooring, TV points and door leading to en-suite bathroom.

### En-suite Bathroom

Ceiling spot lights, towel radiator, tiled flooring, extractor fan, shaving point, 3 piece bathroom suite, comprising of pedestal wash hand basins, low level flush toilet and 'P' shaped bath with shower over.

### Bedroom 2

Ceiling light point, electric heater, double glazed window, TV points and carpeted flooring.

### Bathroom

Ceiling spot lights, towel radiator, tiled flooring, extractor fan, shaving point, 3 piece bathroom suite, comprising of pedestal wash hand basins, low level flush toilet and bath.

### Externally

2 balconies and Gated parking for 1 car.

### Additional Property Information

Council Tax Band - E

EPC Rating: D

Tenure: Leasehold

The apartment is only Available as a CASH ONLY purchase hence the below market value for a property like this.

Purchase price - £185,000. The current value for the property if all works were completed would be £250,000 - £260,000.

That's a massive £65,000 saving – MINIMUM

The property is currently rented out for £1400pcm until 1st January 2024, with this rental the rental yield works out to 7.78% return on the property before fees.

### Service Charge

Current - April 2023 to September 2023 - £1554.30

Before works - April 2020 - September 2020 - £1190.14

### Building insurance

Current - January 2023 - January 2024 - £3735.66

Before works - January 2020 - January 2021 - £384.99

### Ground rent

£210 per year (This is reviewed every 10 years)

### Lease 199 years from 2003

### Building Information

AbbeyLS are selling several apartments in Dyersgate and Roman Wall, Bath Lane, Leicester on behalf of a very loyal landlord that we have been working with for several years and continuously renting out their apartments. Unfortunately, it has come to the time that the landlord is now looking to sell these apartments due to a few reasons, some personal and some financial.

As you may be aware that around 95% of apartments in the UK are having major works to them and are only available to purchase by CASH only.

We at AbbeyLS wanted to make you aware of what is happening with the apartments we are advertising for sale so there will not be any confusion going forward and nothing is being hidden from you!

These apartments are available as a CASH ONLY PURCHASE, due to cladding at the top of the building & cavity wall insulation now not being to code. After a building inspection, this is now needing to be changed to comply with the new and current fire and cladding guidelines, following the Grenfell disaster.

There is a grant that has been applied for via the management company, but with this, there are terms and conditions which unfortunately the current owner of these apartments do not meet as they own several other apartments in the building and the grant is worked out via the square meter/footage that you own. This means that the current owner has over the allowed amount to cover all their apartments.

The building has had an upgrade on its fire alarm system which complies with the new guidelines for apartment blocks. This work was completed in 2021 which has made an impact on the service charge for 2021 and 2022 but we have been informed by the owner that this will be reduced in the future.

Do not be put off by the above information, I know there is a lot to take in, but we are here to help and assist you. We can help you understand all the benefits you will get out of these apartments, if you are looking to live in the apartment for yourself or you are looking to purchase the apartment for investment, let us show you how you can increase your money over the years by purchasing one of these apartments due to the amazing price being offered!!

### Additional Information

Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an

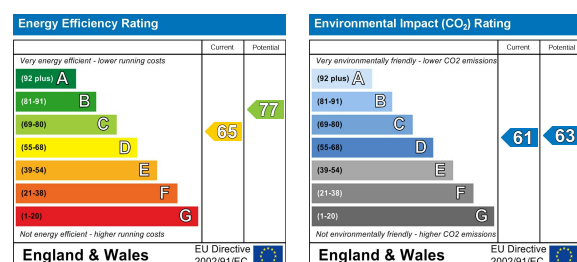
## Area Map



## Floor Plans



## Energy Efficiency Graph



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