

# FOR SALE



**Abbey**  
Lettings & Sales



## Oxford Street

Leicester, LE1 5XY

**£125,000**



A STUNNING TOP FLOOR TWO BEDROOM APARTMENT in the highly popular Oakwood House Building is now available for sale. This would be perfect for anyone looking for a investment property in the heart of the city next to the Leicester Royal Infirmary and De Montfort University.

The property comprises of entrance hall, open plan living and kitchen area, comprising of gas hob and electric oven, extractor fan, fridge/freezer and washing machine, there are two bedrooms and a bathroom. The property also offers carpeted and vinyl flooring, full gas central heating, full double glazing and 1 allocated parking space.

The property is currently being rented out on an Assured Short Hold Tenancy Agreement which is fixed until October 2024 with a rental figure of £800pcm.



### Entrance Hall

Timber Framed Front door, ceiling light point, phone entry system, radiator, carpeted flooring, doors leading to Living area, bedroom 1, bedroom 2, bathroom and storage cupboard.

### Open Plan Living Area

**Living Area 18'3" x 10'3" (5.573 x 3.147)**

Ceiling light point, radiator, TV, Sky and telephone points, carpeted flooring, curtains and French door with Juliet balcony.

**Kitchen Area 9'1" x 8'2" (2.789 x 2.511)**

Ceiling light point, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with stainless steel sink and drainer, hot and cold mixer tap over, gas hob, electric oven and extractor fan, fridge/freezer, washing machine and vinyl flooring.

**Bedroom 1 10'11" x 9'6" (3.329 x 2.921)**

Ceiling light point, radiator, Velux double glazed window with fitted blind and carpeted flooring.

**Bedroom 2 10'1" x 6'3" (3.081 x 1.926)**

Ceiling light point, radiator, Velux double glazed window with fitted blind and carpeted flooring.

### Bathroom

Ceiling light point, radiator, extractor fan, 3-piece suite offering, pedestal wash hand basin, low level flush toilet, bath with shower over and vinyl flooring.

### Externally

Communal flower beds and 1 allocated parking space.

### Additional Property Information

- The Apartment offers a lease with 80 years left.
- Service charge: £832.95 per year
- Ground Rent: £250 per year
- Council Tax Band: B
- EPC: C (76)

### Additional Information

#### How To Make An Offer

Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for the vendor.

Please be aware if you are the lucky buyer we will need to complete AML checks in line with government regulations, for this we use a 3rd party company who are Lifetime Legal and there is a charge of £36 inc. for this to be completed.

Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, 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 and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the 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.

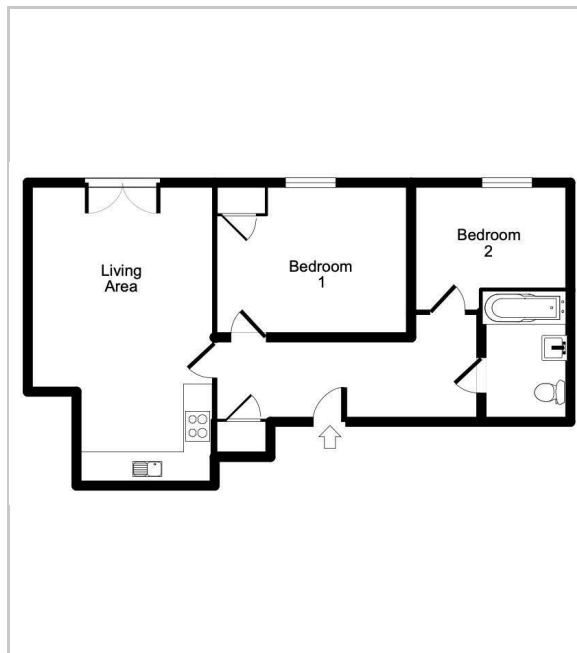
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

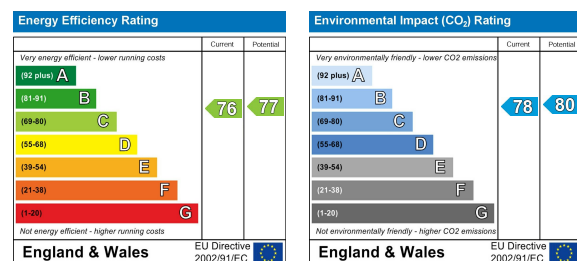
## Area Map



## Floor Plans



## Energy Efficiency Graph



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