

FOR SALE



Abbey
Lettings & Sales



Roman Wall, Bath Lane

Leicester, LE3 5BD

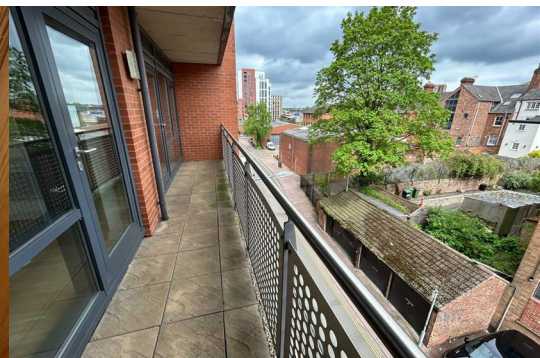
£100,000



CASH BUYERS ONLY FOR THIS FANTASTIC 1 bedroom apartment on the highly popular WESTBRIDGE WHARF development has come available. 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 is positioned on the 3rd floor and also offers a great sized balcony.

The property benefits from entrance hall, large open plan living and kitchen area, comprising of hob, electric oven, extractor fan, fridge/freezer, dishwasher and washing machine, a double bedroom, bathroom and a great sized balcony.

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. This property is currently being rented out on an Assured Short Hold Tenancy Agreement which is fixed until January 2025 2024 with a rental figure of £800pcm.



Entrance Hall

Front door, ceiling light point, video phone entry, laminate wood flooring, storage cupboard, doors leading to open plan living area, Bedroom and Bathroom.

Open Plan Living Area

Lounge/Diner Area 13'6" x 11'7" (4.127 x 3.542)

Two ceiling light points, electric heater, TV media and telephone points, laminate wood flooring, double glazed windows and door to balcony.

Kitchen Area 8'4" x 7'6" (2.541 x 2.305)

Ceiling spot lights, fully fitted kitchen offering base and wall cupboards, worktop with stainless steel sink, hot and cold mixer tap over, electric hob, electric oven and extractor fan, integrated fridge/freezer, dishwasher, washing machine and tiled flooring.

Bedroom 13'3" x 11'2" (4.057 x 3.420)

Ceiling light point, electric heater, double glazed windows, carpeted flooring, TV points and doors leading to bathroom and balcony.

Bathroom 8'11" x 7'4" (2.728 x 2.241)

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

Balcony

Balcony with outside lighting.

Additional Information

Tenure: Leasehold

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

Service Charge - £341.83 (1st April 2024 - 30th Sept 2024)

Building insurance - £884.91 (31st Jan 2024 - 30th Jan 2024)

Ground rent - £308.41 (25th March 2024 - 24th March 2025)

These are reviewed every 10 Years.

Lease 199 years from 2003

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.

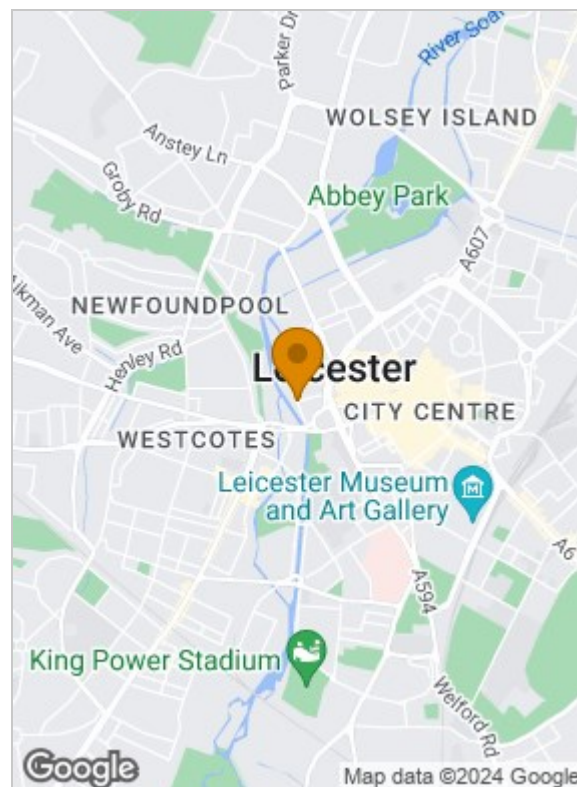
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

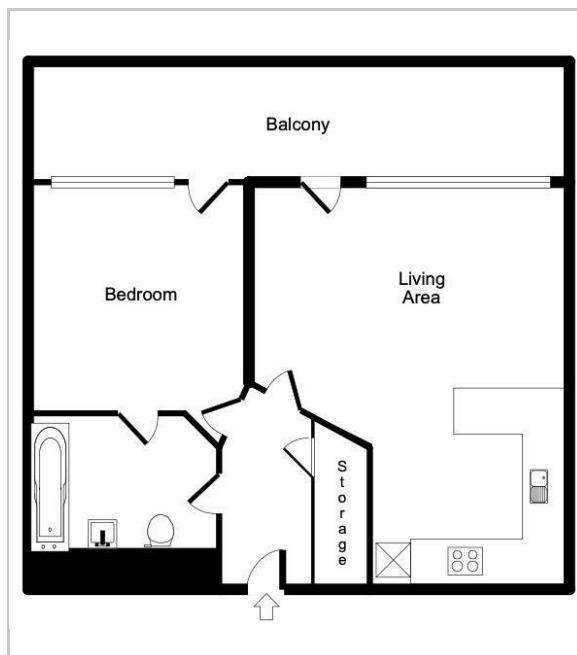
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.

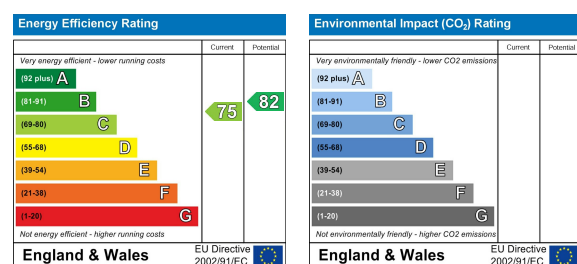
Area Map



Floor Plans



Energy Efficiency Graph



101 Buckminster Road, Leicester, Leicestershire, LE3 9AT
Tel: 01162963300 Email: enq@abbeyls.com https://www.abbeyls.com