

# FOR SALE



**Abbey**  
Lettings & Sales



## Roman Wall

Leicester, LE3 5BD

**£125,000**



**CASH BUYERS ONLY!!** A FANTASTIC 1 bedroom with STUDY apartment which 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 property benefits from secure communal entrance doors, entrance hall, a large open plan living and kitchen area, comprising of hob and electric oven, extractor fan, fridge/freezer, dishwasher and washing machine, study, balcony, master double bedroom and bathroom. The property also offers real wooden, carpeted and tiled flooring, electric heating, full double glazing, gated parking for your 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, pubs and restaurants.



### Entrance Hall

Front door, ceiling light points, video phone entry, electric heater, wooden flooring, doors leading to open plan living area, bedroom and bathroom.

### Open Plan Living Area

Living Area 19'5" x 16'7" (5.919 x 5.068)

Ceiling light points, electric heaters, TV media and telephone points, wooden flooring, double glazed window and French door leading out to the balcony.

Kitchen Area 11'7" x 6'11" (3.533 x 2.122)

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, fridge and freezer, integrated dishwasher, washer/dryer machine and tiled flooring.

Study 11'4" x 9'6" (3.477 x 2.915)

Ceiling light points, electric heater, wooden flooring, BT points and door leading to storage cupboard.

Bedroom 16'1" x 10'11" (4.927 x 3.344)

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

Bathroom 12'6" x 6'1" (3.825 x 1.873)

Ceiling spot lights, towel radiator, tiled flooring, extractor fan, shaving point, four piece bathroom suite, comprising of a double shower cubical, pedestal wash hand basin and low level flush toilet and bath.

### Externally

Gated parking for your car, large balcony.

### 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!!

### Lease Information

Ground rent £300 pa  
Insurance £2700 pa  
Service charge £2352 pa  
Lease 199 years from 2003

### Additional Information

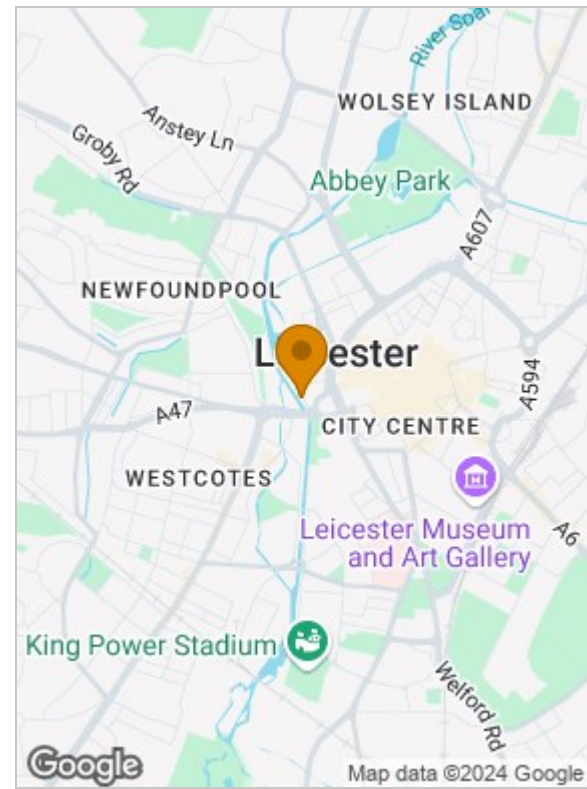
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this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

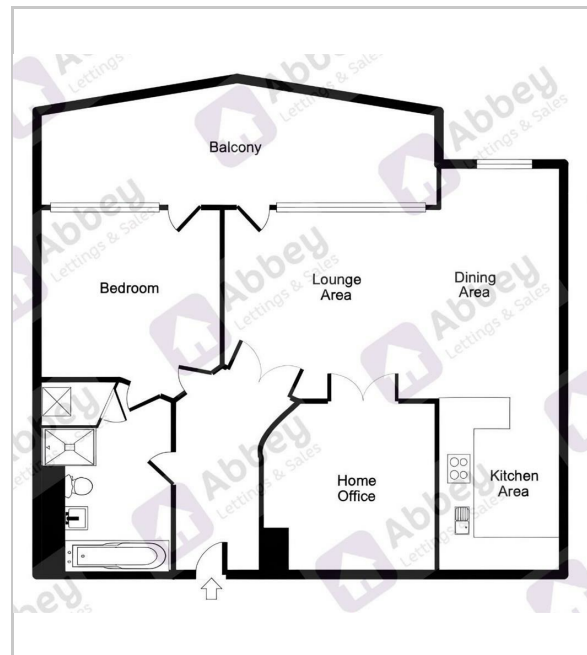
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

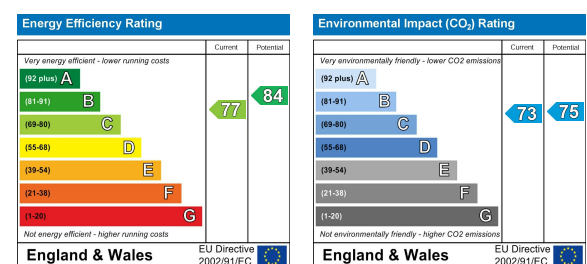
## Area Map



## Floor Plans



## Energy Efficiency Graph



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