



Sinclair



78 Tay Road, New Lubbethorpe, Leicester, Leicestershire, LE19 4BF

New Price £190,000

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## Property at a glance

- NO UPWARD CHAIN
- Ground Floor Apartment
- Off Road Parking
- Ideal First Time Purchase
- Council Tax Band: B
- Two Bedrooms
- Gas Fired Central heating
- Secure Telecom Access
- Price: £190,000

## Overview

Offered to the market with NO UPWARD CHAIN. A stunning ground floor flat ideally suited to the first time buyer, investor or those looking to downsize and requiring ground floor living. The accommodation in brief comprises: Two double bedrooms, a modern bathroom, fitted kitchen and lounge diner. Entered through a secure foyer with telecom access to front and rear the property and boasts a sought after location with ease of access to the A47 and M1. There is a new village market currently in construction just opposite the flat. Outside there are two allocated car parking spaces.

## Location\*\*

Lubbesthorpe is a hamlet and parish in the district of Blaby, within Enderby on the outskirts of Leicester, on the west side of the M1 motorway and the River Soar.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

## Ground Floor



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## Detailed Accommodation

### ENTRANCE HALL

Entered through a timber front door, timber effect laminate flooring, a double storage cabinets and additional double storage cabinet currently utilised as a utility space.

### LOUNGE DINER

12'7" x 14'4" (3.84m x 4.37m)

Enjoying a dual aspect and with uPVC double glazed windows to the front and side elevations.

### KITCHEN

5'8" x 10'4" (1.73m x 3.15m)

Inclusive of a range of wall and base units with complimentary roll edge work surfaces, a four ring gas hob with splash screen and extractor hood over, a sink and drainer unit with swan neck mixer tap, integral fridge / freezer and further integral dishwasher. The kitchen also hosts the gas fired central heating boiler, electric oven and grill, uPVC double glazed window to the side elevation and finished with timber effect vinyl flooring.

### BATHROOM

6'5" x 5'5" (1.96m x 1.65m)

This three piece white suite comprises: low level push button WC, pedestal wash hand basin with monobloc mixer tap, panelled bath with splash screen with mixer shower hose and extractor fan. Other benefits include vinyl flooring, tiled walls and opaque uPVC double glazed window to the side elevation.

### BEDROOM ONE

11'5" x 11'2" (3.48m x 3.40m)

uPVC double glazed windows to the front and side elevations.

### BEDROOM TWO

10'6" x 11'6" (3.20m x 3.51m)

uPVC double glazed windows to the side and rear elevations.

### OFF ROAD PARKING

The property benefits from two separate allocated off road car parking spaces to the rear of the property.

### SPECIAL NOTE TO PURCHASES

We understand that the property is held Leasehold on the balance of 999 year lease dated 2019 (information taken from Homesearch).

We are advised by the current Vendor that the Management charge is currently £1,097.44. The Freeholder is Premier Estates.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then 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, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Leasehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



**Sinclair**

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