

FOR SALE



TIFFANY COURT, LEICESTER, LE2 2AA

£130,000

FEATURES

- No chain
- Ground Floor Flat
- Two Bedrooms
- Kitchen
- uPVC double glazing
- Cash buyers only
- Popular location
- Lounge
- Bathroom
- Residents off road parking available



 **SETHS**

2 Bedroom Ground Floor Flat located in Stoneygate

NO CHAIN - CASH BUYERS ONLY

A Two Bedroom Ground Floor Flat situated in the popular residential area of STONEYGATE within close proximity to many local amenities including an abundance of shops on ALLANDALE ROAD. Ideal first time buy or investment.

Contact Seths to register your interest.

ENTRANCE HALLWAY

LOUNGE

15'11" x 14'5"

Carpeted, electric radiator, uPVC double glazed window

KITCHEN

12'7" x 7'11"

Wall and base units with worktops over, electric 4 ring hob with extractor hood, electric oven / grill, sink with mixer tap and drainer, space for fridge / freezer, space for washing machine, tiled flooring, uPVC double glazed window

BEDROOM 1

15'10" (max) x 12'11"

Carpeted, electric radiator, storage cupboards, uPVC double glazed window

BEDROOM 2

15'5" x 9'11"

Carpeted, electric radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, partly tiled walls, towel radiator, uPVC double glazed window

LEASE

Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Service charge - £195.46 per quarter

Ground rent - £48.82 per quarter

Lease remaining - 55 years

COUNCIL TAX BAND - B

Call us on

0116 266 9977


info@seths.co.uk

www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 50 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

