

LEASEHOLD



Flat (EPC Rating:)

**APARTMENT 24, 213 LOUGHBOROUGH ROAD,
BELGRAVE, LEICESTER, LE4 5PL**

PRICE:

£165,000

SETHS



2 Bedroom Flat located in Leicester

*** MODERN TOP FLOOR TWO BEDROOM APARTMENT - BELGRAVE - NO CHAIN ***

This contemporary two-bedroom flat on Loughborough Road, Belgrave. The property features an inviting entrance hall leading to a spacious open-plan living area seamlessly integrated with a fully fitted kitchen. There are two bedrooms, one boasting an ensuite bathroom, both equipped with built-in wardrobes offering ample storage space. Additionally, there is a modern family bathroom. Access to the apartment is provided through electronic gates with coded entry, ensuring security and peace of mind. The property also benefits from an allocated car parking space, providing convenient parking facilities for residents.

Please call Seths Today to Arrange a Viewing 0116 266 9977.

ENTRANCE HALL

Wooden flooring, radiator, and storage cupboard, providing access to all rooms in the flat, double-glazed velux window facing the rear aspect,

OPEN PLAN LOUNGE/KITCHEN

21'3" x 13'6"

Lounge

- Wooden flooring, 2X double-glazed windows facing the front aspect, radiator,

Kitchen

- Tiled flooring, base and eye level units, integrated four-ring gas burner with extractor over, in-built dishwasher, integrated washing machine, integrated base level fridge and freezer, gas-powered combination boiler,

FAMILY BATHROOM

Tiled flooring, tiled walls, polyvinyl bathtub, toilet, wash hand basin, Velux window facing the rear aspect. radiator.

BEDROOM 1

10'11" x 10'5"

Wooden flooring, radiator, double-glazed window facing the side aspect, storage cupboard

EN-SUITE

Tiled flooring, partially tiled walls. radiator, double-glazed window facing the side aspect, toilet, wash hand basin, and standing shower cubicle.

BEDROOM 2

9'7" x 8'5"

Wooden flooring, radiator, double glazed window facing the side aspect, in built storage cupboards

OUTSIDE

Outside, the property features a communal car park,

accessible via a secured metal for cars and residents/visitors, with an allocated car parking space.

LEASEHOLD

Annual Ground rent: £355.55

Annual Service Charge £1500.00

Length of Lease : 114 Years Remaining

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Leasehold

EPC rating: TBC

Council Tax Band: B

Council Tax Rate: £1,699.85

Mains Gas: Yes

Mains Electricity: Yes

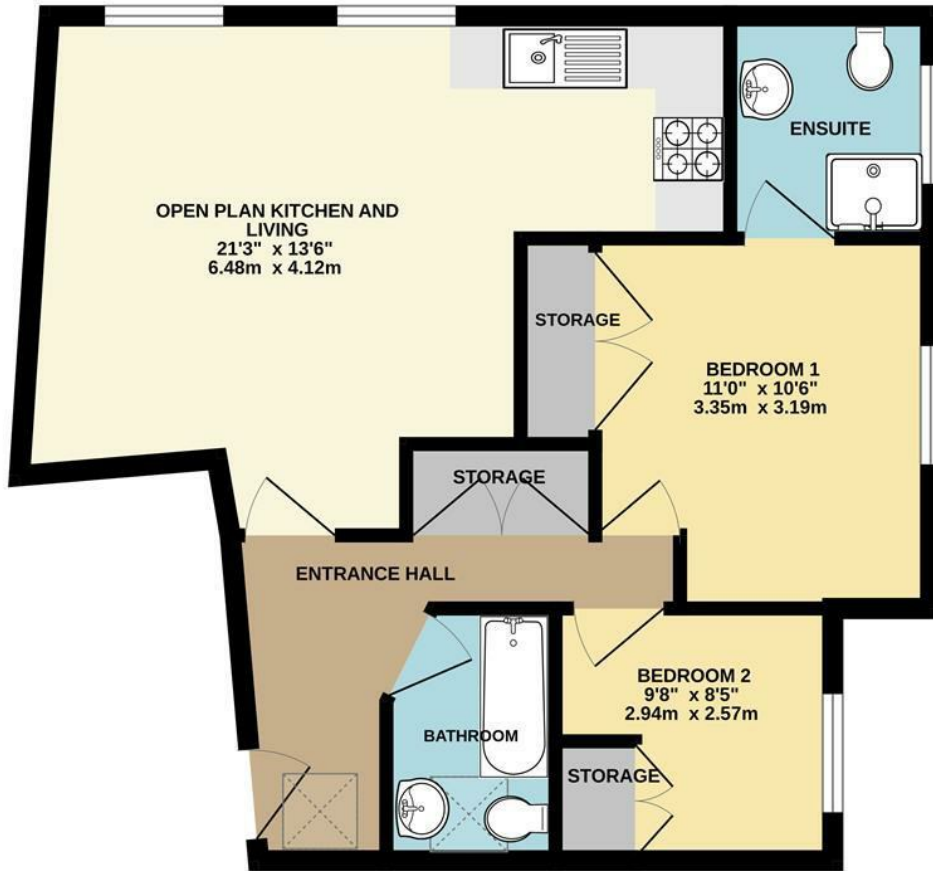
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph

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

Call us on

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