

LEASEHOLD



Flat (EPC Rating: C)

COLEMAN CLOSE, OFF COLEMAN ROAD,
LEICESTER, LE5 4LP

PRICE:

£140,000

 SETHS

 2  1  1  C

2 Bedroom Flat located in Leicester

***** 2 BEDROOM FIRST FLOOR FLAT - IDEAL FIRST TIME PURCHASE/INVESTMENT *****

Seths Estate Agents proudly presents this excellent opportunity for first-time buyers or investors, situated conveniently on Coleman Close, Humberstone. This first-floor flat offers two bedrooms, along with a spacious lounge, kitchen/diner, and family bathroom. The property includes gas central heating and double glazing, ensuring comfort and energy efficiency.

Please note the leasehold information: there are approximately 80 years left on the lease, with a service charge of £960.00 yearly and the Ground Rent is £10.00 yearly charge.

Don't miss out on this fantastic opportunity! Contact us today to arrange a viewing.

ENTRANCE HALL

Carpeted flooring, access to all rooms in the flat, storage cupboard accommodating gas-powered combination boiler, another storage cupboard, access to loft, radiator.

BEDROOM 1

13'1" x 8'11"

Carpeted flooring, radiator, double glazed window facing the front aspect

BEDROOM 2

11'10" x 5'10"

carpeted flooring, radiator, double glazed window facing the front aspect

KITCHEN/DINER

11'11" x 9'4"

Laminate flooring, radiator, dining area, base and eye level units, plumbing for a washing machine, partially tiled walls, stainless steel sink, 2X double glazed window facing the rear aspect and side aspect, space for a four ring cooker with oven, space for a fridge

LOUNGE

15'3" x 10'9"

Carpeted flooring, radiator, double glazed window facing the front aspect

BATHROOM

Vinyl flooring, double glazed window facing the front aspect

OUTSIDE

Outside the property features a shared car park with parking for one car, communal front garden.

LEASEHOLD

Approximately 80 Years Left on Lease

Annual Service Charge Approximately £962.64

Ground Rent: £10.00

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Leasehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,528.34

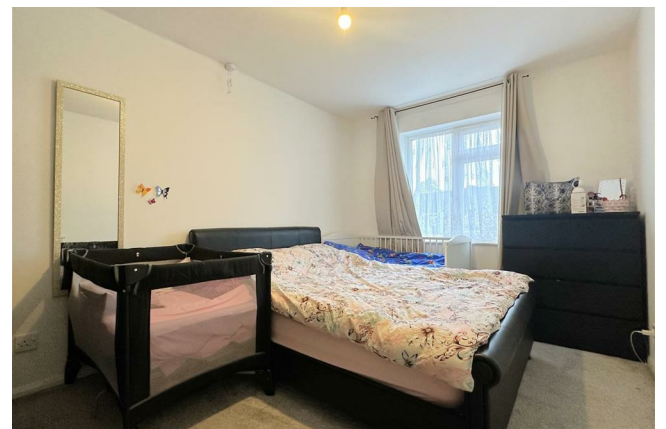
Mains Gas: Yes

Mains Electricity: Yes

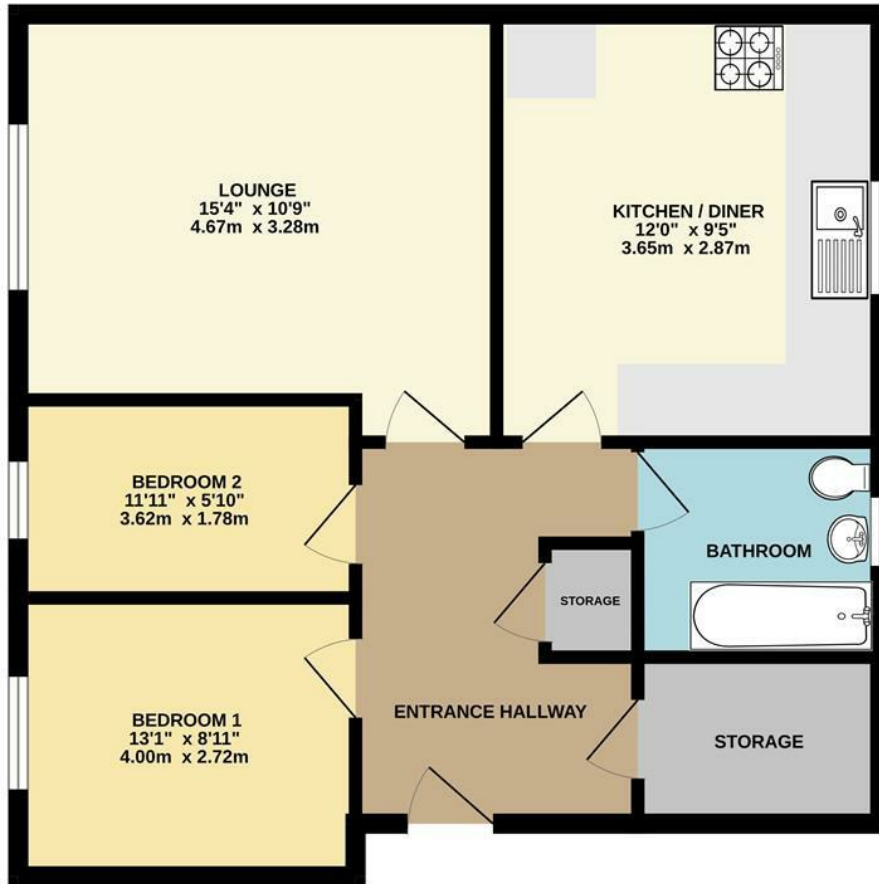
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



GROUND FLOOR

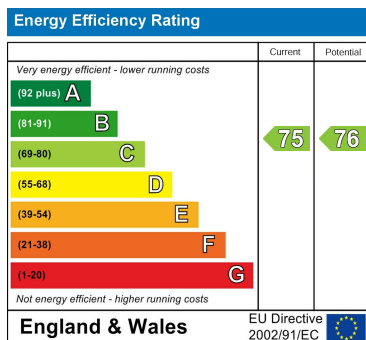


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

Council Tax Band

Call us on
0116 266 9977
sales@seths.co.uk
www.seths.co.uk

Energy Performance Graph



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.