

LEASEHOLD



Studio (EPC Rating: C)

**LONGHURST CLOSE, RUSHEY MEAD, LEICESTER,  
LE4 7WA**

**Offers Over:**

**£70,000**

**SETHS**



# 1 Bedroom Studio located in Leicester

**\*\*\* One Bedroom Studio - Rushey Mead \*\*\***

Seths is introducing a well presented one-bedroom studio flat located on the first floor of Longhurst Close, Rushey Mead. Perfect for first-time buyers or investors, the accommodation comprises a combined bedroom/lounge, dressing room, bathroom, and kitchen. The flat is leasehold with 80 years remaining, an annual ground rent of £80, and a service charge of £100 per annum. The property is double glazed and heated via electric radiators. Viewings are highly recommended by appointment only.

**Contact Seths 0116 266 9977**

## **LOUNGE/BEDROOM**

14'7" x 8'7"

Carpeted flooring, electric radiator, and double-glazed window facing the side aspect. This space provides access to all rooms in the accommodation.

## **KITCHEN**

8'7" x 5'10"

Vinyl flooring, partially tiled walls, space for a base-level fridge, and plumbing and space for a washer. Stainless steel sink, space for an electric heater with oven. Double-glazed window facing the side aspect. Storage cupboard doubling as a pantry and an additional cupboard accommodating the water tank.

## **DRESSING ROOM**

8'7" x 3'11"

Carpeted flooring, access to a loft, and access to the bathroom.

## **BATHROOM**

Vinyl flooring, partially tiled walls, toilet, wash hand basin with unit, standing shower cubicle with electric shower, electric radiator.

## **OUTSIDE**

The property accommodates parking for one vehicle. It is located on the first floor in a block of 8 studio apartments.

## **LEASEHOLD**

80 Years Left On Lease

£39 - Annual Ground Rent Charge

£106 - Annual Service Charge

## **COUNCIL TAX BAND - A**

## **ADDITIONAL INFORMATION**

Tenure: Leasehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: No

Mains Electricity: Yes

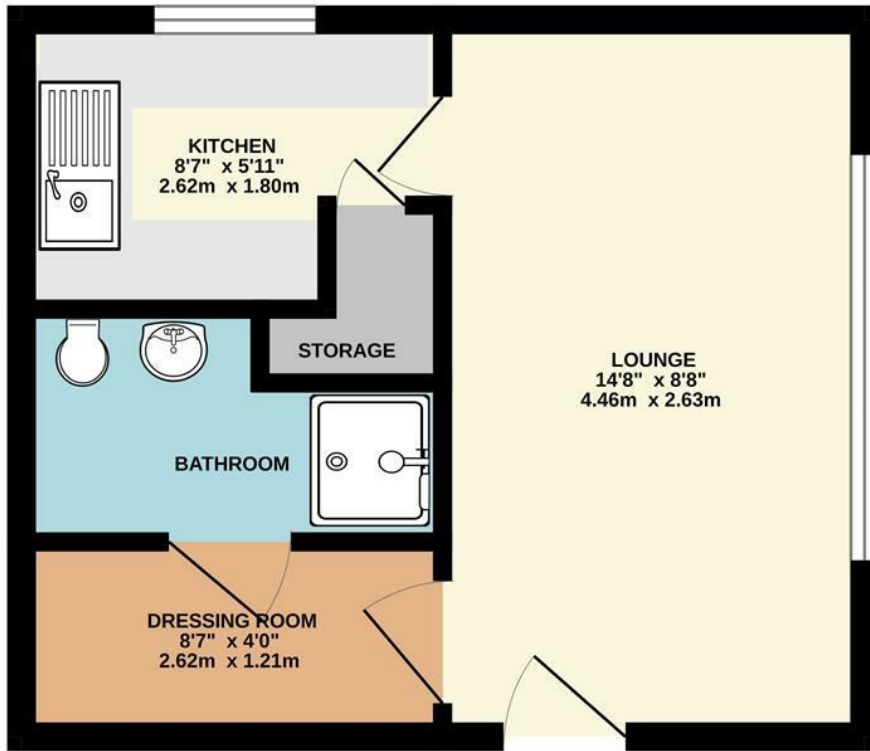
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



GROUND FLOOR

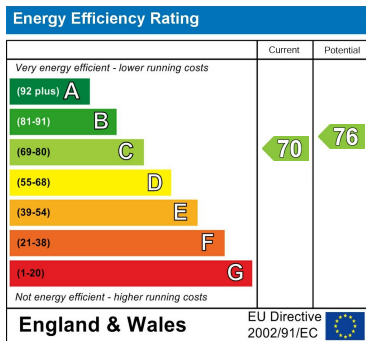


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

Energy Performance Graph



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