

FOR SALE



SALISBURY ROAD OFF REGENT ROAD LEICESTER LE1 7QR

£320,000

FEATURES

- No chain
- Sought after location
- Stunning open plan lounge/ kitchen / diner
- Secure allocated parking space
- 3 balconies inc 2 Juliette balconies
- Beautiful condition throughout
- Walking distance to Universities, Train Station and City Centre
- Two double bedrooms inc an ensuite
- Off Upper New Walk
- Entrance hallway



 **SETHS**

2 Bedroom Apartment located in Leicester

ENTRANCE HALLWAY

Carpeted, x2 storage cupboards inc plumbing for washing machine, electric heater

OPEN PLAN LOUNGE / KITCHEN / DINER

32'9" x 19'4" (max)

Wall and base units with worktops over, 5 ring electric hob with extractor hood, sink with mixer tap, island with breakfast bar area, integrated oven, integrated microwave, integrated fridge / freezer, integrated dishwasher, partly laminate / partly tiled flooring, electric heater, spotlights, uPVC French doors leading to a small balcony, uPVC French doors leading to Juliette balcony, x4 uPVC double glazed windows

BEDROOM 1

13'6" x 9'8"

Carpeted, electric radiator, fitted wardrobes, ensuite, uPVC French doors leading to Juliette balcony

ENSUITE

WC, wash hand basin with mixer tap, walk in shower cubicle, tiled flooring, tiled walls, long standing radiator, extractor fan

BEDROOM 2

13'0" x 9'2"

Carpeted, electric radiator, fitted wardrobes, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, extractor fan

OUTSIDE

There is a communal car parking area (one allocated to the apartment) within the development and lift access to the apartment.

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: tbc

Council Tax Band: E

Council Tax Rate: £2,801.96

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

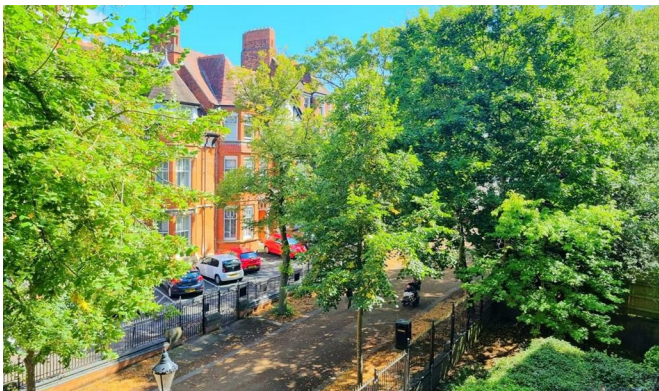
Broadband availability: Superfast Fibre Broadband

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 / ground rent / building insurance - £2,244.00 per annum

Lease remaining - 105 years

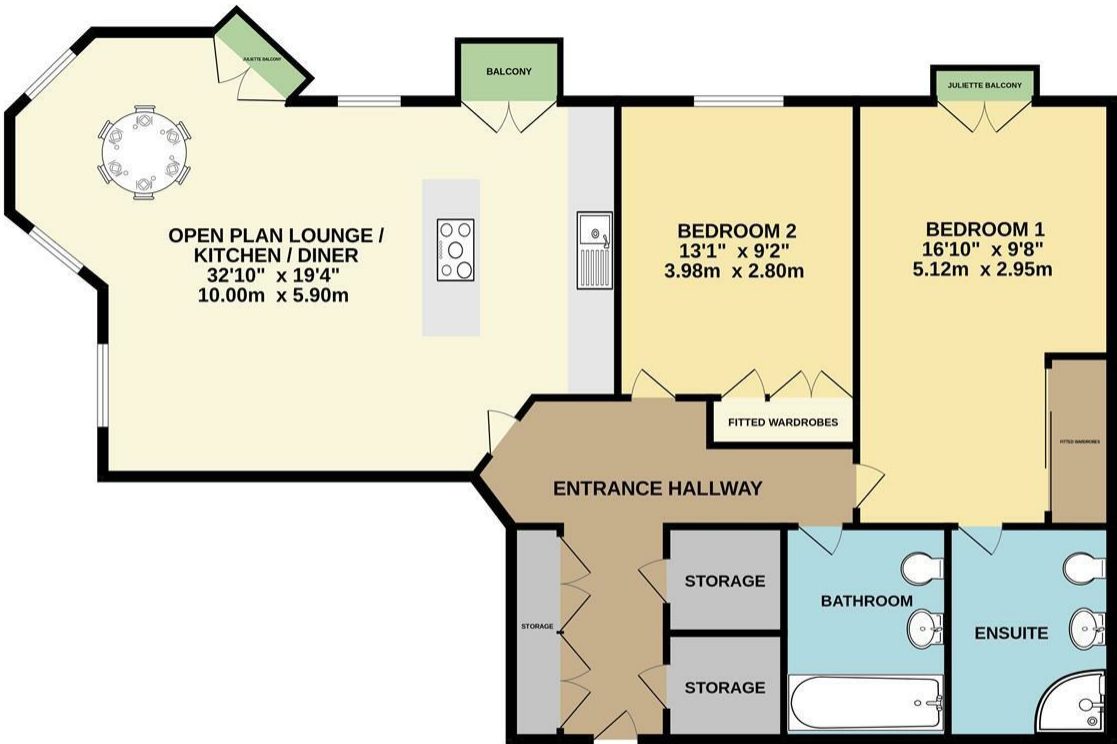


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Council Tax Band
E



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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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	

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.

