VICTORIA PARK ROAD
CLARENDON PARK
LEICESTER
LE2 1XR

£90,000

FEATURES

- No chain
- Popular location
- Walking distance to Universities and Victoria Park
- Opposite QE College
- One Bedroom Flat
- Entrance Hall
- Lounge / Diner
- Kitchen
- Bathroom
- Lift access

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SETHS

1 Bedroom Flat for sale in Clarendon Park

ENTRANCE HALL
Carpeted, electric radiator

LOUNGE / DINER
23'0" x 10'11"
Carpeted, electric radiator, x4 uPVC double glazed windows

KITCHEN
7'2" x 6'9"
Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for under-counter fridge, tiled walls, extractor fan, uPVC double glazed window

BEDROOM
11'2" x 10'9"
Carpeted, electric radiator, storage cupboard, uPVC double glazed window

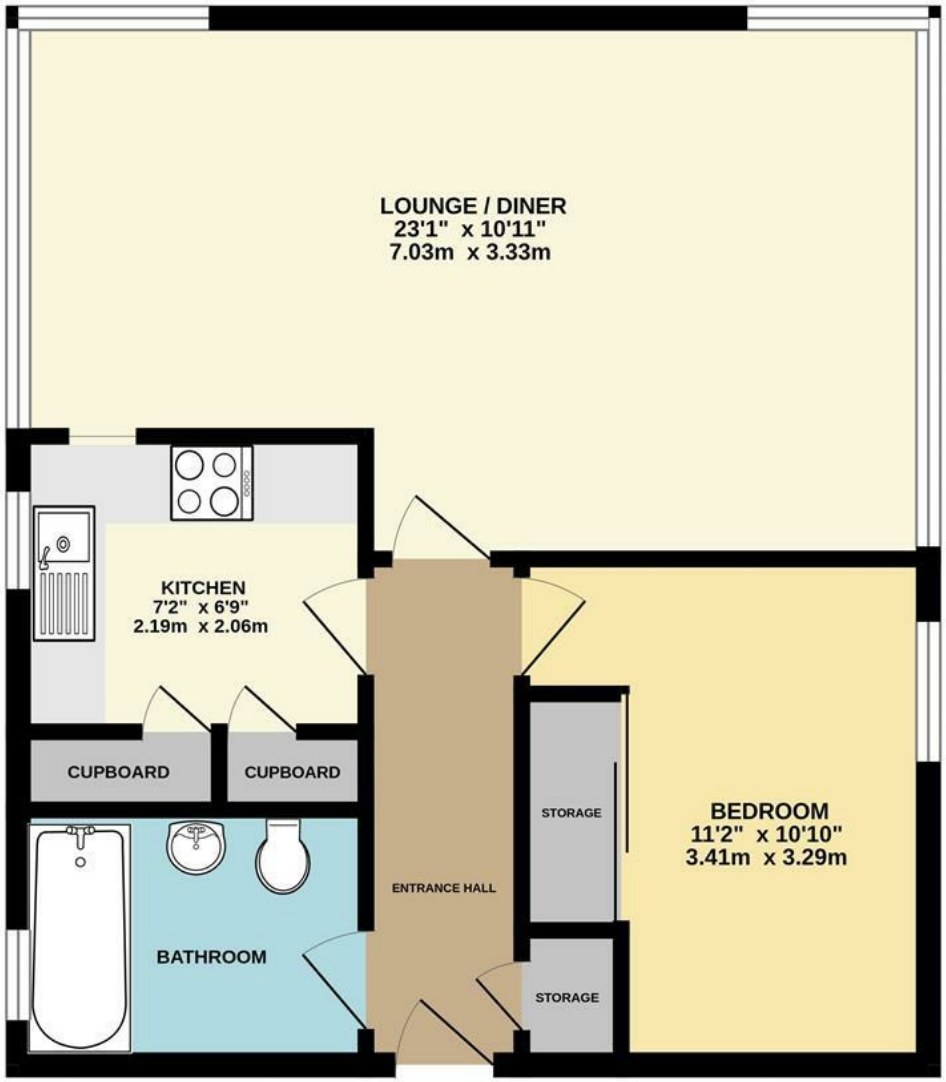
BATHROOM
WC, wash hand basin, bathtub with shower overhead, lino flooring, party tiled walls, towel radiator, extractor fan

OUTSIDE
Communal gardens

ADDITIONAL INFO
Tenure: Leasehold
EPC rating: tbc
Council Tax Band: A
Council Tax Rate: £1605.00
Mains Gas: No
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre to the Cabinet Broadband

LEASE
We have been advised by the vendor of the following details. 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 - £112.07 pcm
Ground rent - £10 per annum
Lease remaining - 85 years remaining



Call us on

0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

A

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.

SETHS