

FOR SALE



THE CROSS ENDERBY LEICESTER LE19 4PF

£165,000

FEATURES

- Spacious Flat
- Ideally located close to Fosse Park, M1/M69 Motorway
- Large Living Room
- Shower Room
- uPVC double glazing
- Three Bedrooms
- Entrance Hall
- Kitchen
- Gas central heating
- EPC rating D



 **SETHS**

3 Bedroom Flat for sale in Enderby

GROUND FLOOR

ENTRANCE HALL

Staircase leading to first floor

FIRST FLOOR

LIVING ROOM

20'4" x 15'1"

Carpeted, radiator, x2 uPVC double glazed windows

KITCHEN

13'1" x 6'8"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, laminate flooring, partly tiled walls, uPVC double glazed window

BEDROOM 1

17'4" x 13'4"

Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 2

15'8" x 12'8"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

13'2" x 8'5"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, shower cubicle, bidet, tiled flooring, partly tiled walls, towel radiator, extractor fan, storage cupboard.

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 - £216.00 per month

Ground rent - £210 per annum

Lease - 125 years from 25 March 2007

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: D

Council Tax Band: A (Blaby District Council)

Council Tax Rate: £1,647.25

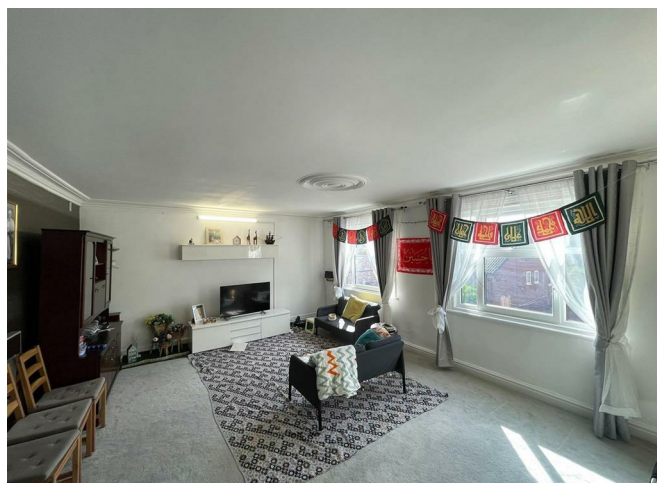
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband



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Council Tax Band

A

Energy Efficiency Rating

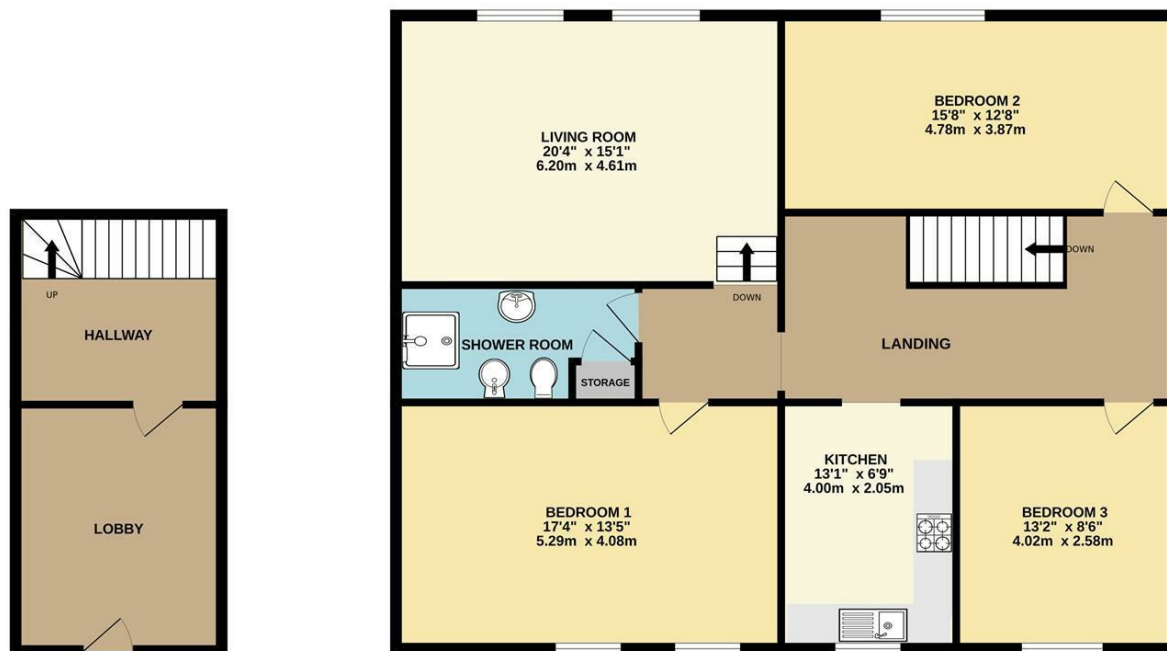
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales		EU Directive 2002/91/EC 

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.



GROUND FLOOR
230 sq.ft. (21.4 sq.m.) approx.

1ST FLOOR
1259 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

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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