

FOR SALE



CARTY ROAD LEICESTER LE5 1QG

£130,000

FEATURES

- No chain
- Walking distance to schools, shops and places of worship
- Two Bedrooms inc ensuite
- Bathroom
- uPVC double glazing
- Sought after location
- Entrance Hallway
- Lounge / kitchen / diner
- Allocated parking space
- Ideal first time buy / investment



 **SETHS**

2 Bedroom Flat for sale in Leicester

****TWO BEDROOMS INC AN ENSUITE - ALLOCATED PARKING****

Offered to the market with NO CHAIN is this 2 Bedroom First Floor Flat located within the sought after area of Hamilton. In brief the property comprises of an entrance hallway, lounge / kitchen / diner, two bedrooms inc an ensuite and separate bathroom. The property also benefits from an allocated parking space.

Contact Seths for viewing arrangements

ENTRANCE HALLWAY

LOUNGE / KITCHEN / DINER

26'5" x 13'7"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge / freezer, partly carpeted, partly lino flooring, electric radiator, Juliet balcony, x2 uPVC double glazed windows

BEDROOM 1

16'5" x 9'8"

Carpeted, electric radiator, fitted wardrobes, storage cupboard, x2 uPVC double glazed windows, ensuite

ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, partly tiled walls, electric radiator, extractor fan, uPVC double glazed window

BEDROOM 2

12'6" x 8'11"

Carpeted, electric radiator, 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

Allocated parking space for one vehicle

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 - £2476 per annum

Lease remaining - 105 years remaining

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1873

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

