

FOR SALE



Flat 21 Time House, Duke St

2 Bedrooms, 1 Bathroom, FLAT

Asking Price Of £110,000

MARTIN&CO



- Two Bedroom Apartment
- Located In City Centre
- Open Plan Living Area
- Fitted Kitchen With Appliances
- One Double And One Single Bedroom
- Family Bathroom With Shower Over Bath

PROPERTY DESCRIPTION A delightfully presented & contemporary styled two bed apartment situated in the heart of the city centre & conveniently placed for easy access to De Montfort University, LRI & the fashionable New Walk with its specialist bars, bistros & walkway to train station. The property would provide an ideal investment, marketed with tenants in situ & comprises reception hall, open plan kitchen / living, two bedrooms, bathroom suite and benefits from electric storage heating and double glazing. No Upward Chain.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		



HALLWAY Video intercom entry system and doors to all the rooms.

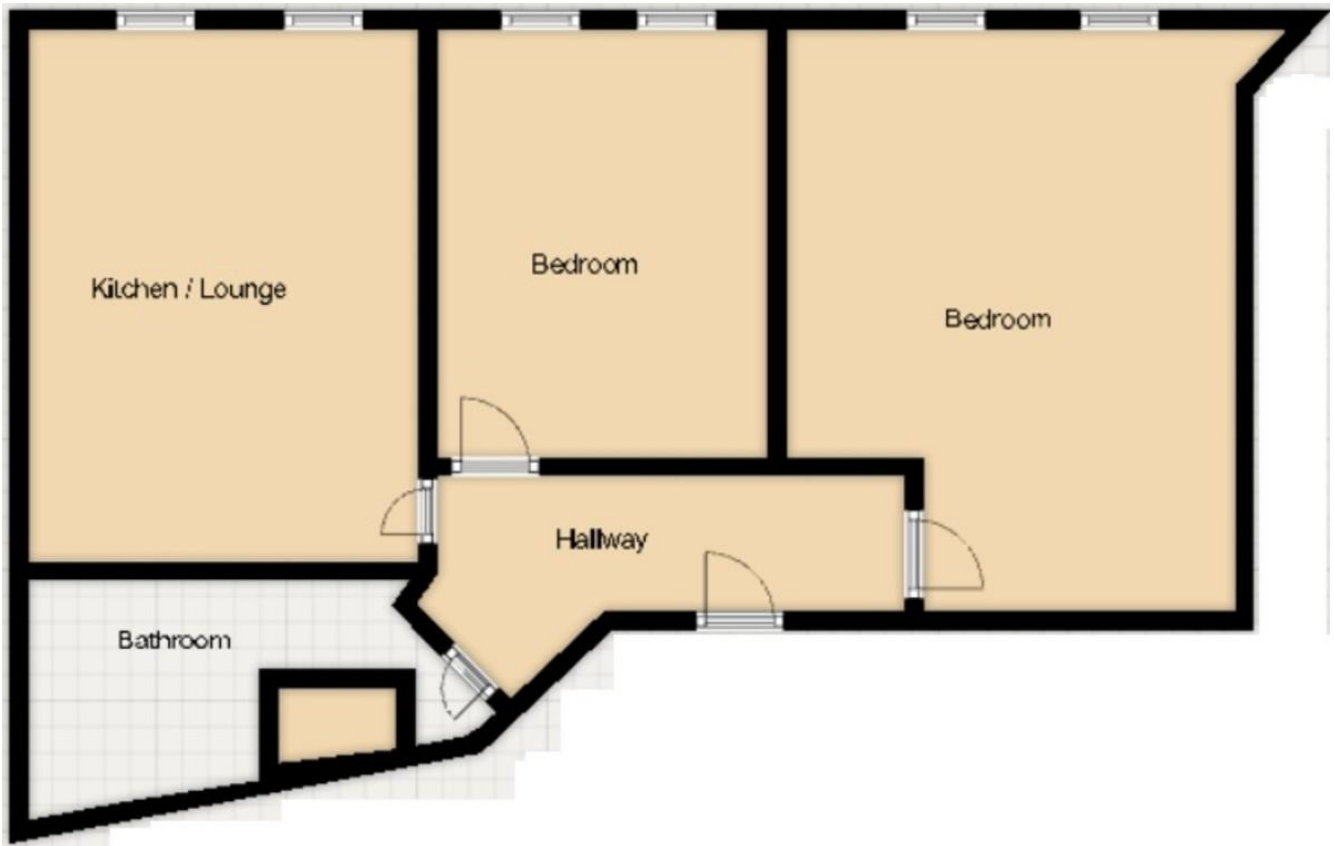
OPEN PLAN LOUNGE KITCHEN 12' 3" x 19' 10" (3.73m x 6.05m) Comprising a range of matching base & eye level units with complementary roll edge work surfaces. Integrated oven with four ring hob and cooker hood, space for washer / dryer & fridge / freezer. Single sink unit with mixer tap. Tv and telephone points, spots to ceiling & two double glazed windows:

BEDROOM 10' 9" x 16' 10" (3.28m x 5.13m) Telephone & power points, electric storage heater, two double glazed windows:

BEDROOM 7' 8" x 12' 6" (2.34m x 3.81m) Telephone & power points, electric storage heater, two double glazed windows:

BATHROOM 6' 6" x 11' 3" (1.98m x 3.43m) With three piece suite, shower over bath, heated towel rail & airing cupboard:

LEASE INFORMATION Service Charge £2320
Ground Rent £75
Lease Remaining 101 years



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.