



## Granby Street

Leicester, LE1 6EH

**Guide Price £95,000**

To be sold via NATIONAL TIMED ONLINE AUCTION  
BIDDING OPENS: 13:00 on Monday 9th March 2026  
AUCTION ENDS: 13:00 on Tuesday 10th March 2026

Visit [auctionhouse.co.uk/leicestershire](http://auctionhouse.co.uk/leicestershire)

A top floor city centre flat with communal stairs and a lift. Excellent investment buy with five bedrooms, two shower rooms and a large dining kitchen. Held on a 99 year lease from September 2006 with approximately 81 years unexpired term. There is a peppercorn ground rent and the current service charge is £2515.12 per annum. Gross ERI of circa £21,000 PA.

Ideal investment buy.



## Communal Entrance

Stairs and a lift to all floors.

## Entrance Hall

Access to fire escape.

**Living Room/ Kitchen 17'10" x 10'10" (5.44m x 3.31m)**

**Bedroom 1 12'7" x 9'11" (3.86m x 3.03m)**

**Bedroom 2 14'7" x 13'1" (4.45m x 4.00)**

**Bedroom 3 14'7" x 8'8" (4.45m x 2.66m)**

**Bedroom 4 14'7" x 8'9" (4.45m x 2.68m)**

**Bedroom 5 14'7" x 8'9" (4.45m x 2.68m)**

**Shower Room 5'11" x 4'11" (1.81m x 1.51m)**

**Shower Room 2 5'11" x 4'11" (1.81m x 1.51m)**

## Property Information

Tenure: Leasehold

Local Authority: Leicester City Council

Council Tax Band: D

Type of Construction: Conversion

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

## Tenure

Held on a 99 year lease from 1st September 2006 with approximately 81 years unexpired term. Peppercorn ground rent and we are advised by our client that the current service charge is £2515.12 per annum.

## Buyer's Administration Fee

The successful buyer will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT) on the fall of the hammer.

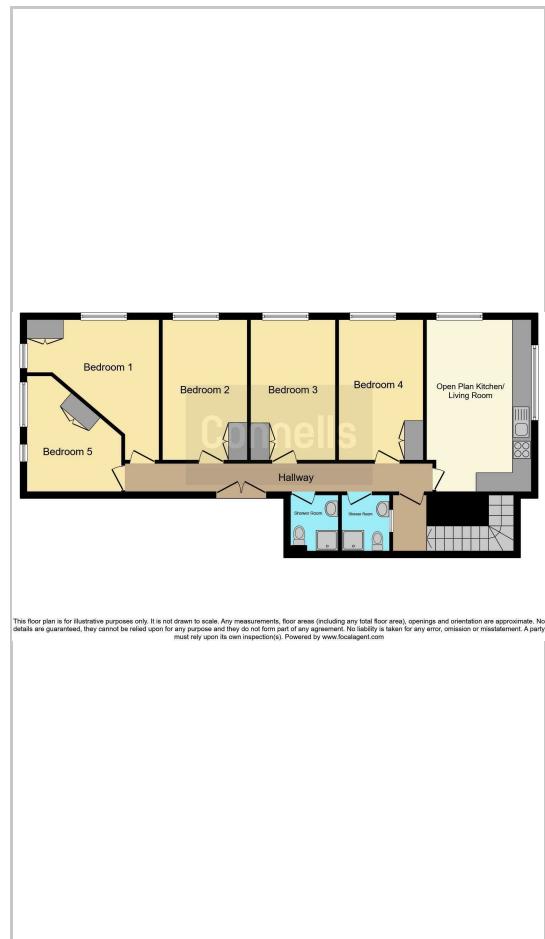
## Buyer's Premium

The successful buyer will be required to pay an auction administration fee of £1200.00 inc VAT (£1000.00 + VAT)

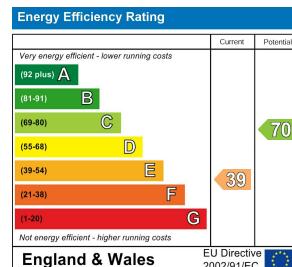
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.