



# READINGS

[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



Harrow Road  
Leicester, LE3 0JY

**£200,000**



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## Harrow Road

, Leicester, LE3 0JY

Attention all property investors!

Here's a great opportunity to snap up a ready-made buy-to-let investment. This property is split into two self-contained one-bedroom flats, currently bringing in a combined rental income of £15,540 per annum.

Both flats are let on assured shorthold tenancy agreements, and the sale will be subject to the existing tenancies — so it won't be sold with vacant possession.

There's a small front garden and a shared entrance hall that leads to both flats.

The ground floor flat features a hallway, lounge, bedroom, kitchen, rear lobby and bathroom — plus direct access to a rear garden with three useful storage areas.

The first floor flat includes a lounge, bedroom, kitchen and bathroom.

Both properties benefit from gas central heating and uPVC double glazing.

This is a solid investment with rental income already in place. Early viewing is highly recommended — opportunities like this don't stick around for long!

### Property Information

Tenure: Freehold

Local Authority: Leicester city

Council Tax Band: A

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

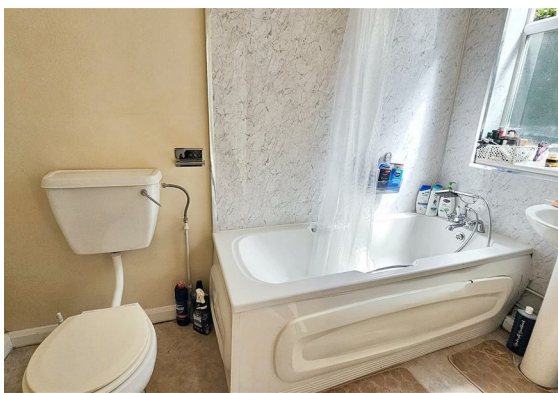
Flood Risk: Very low

Annual Estate Management Charge If Applicable: n/a

The property is being sold subject to the existing tenancy agreements upon completion.

**FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price.

**SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.







### Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

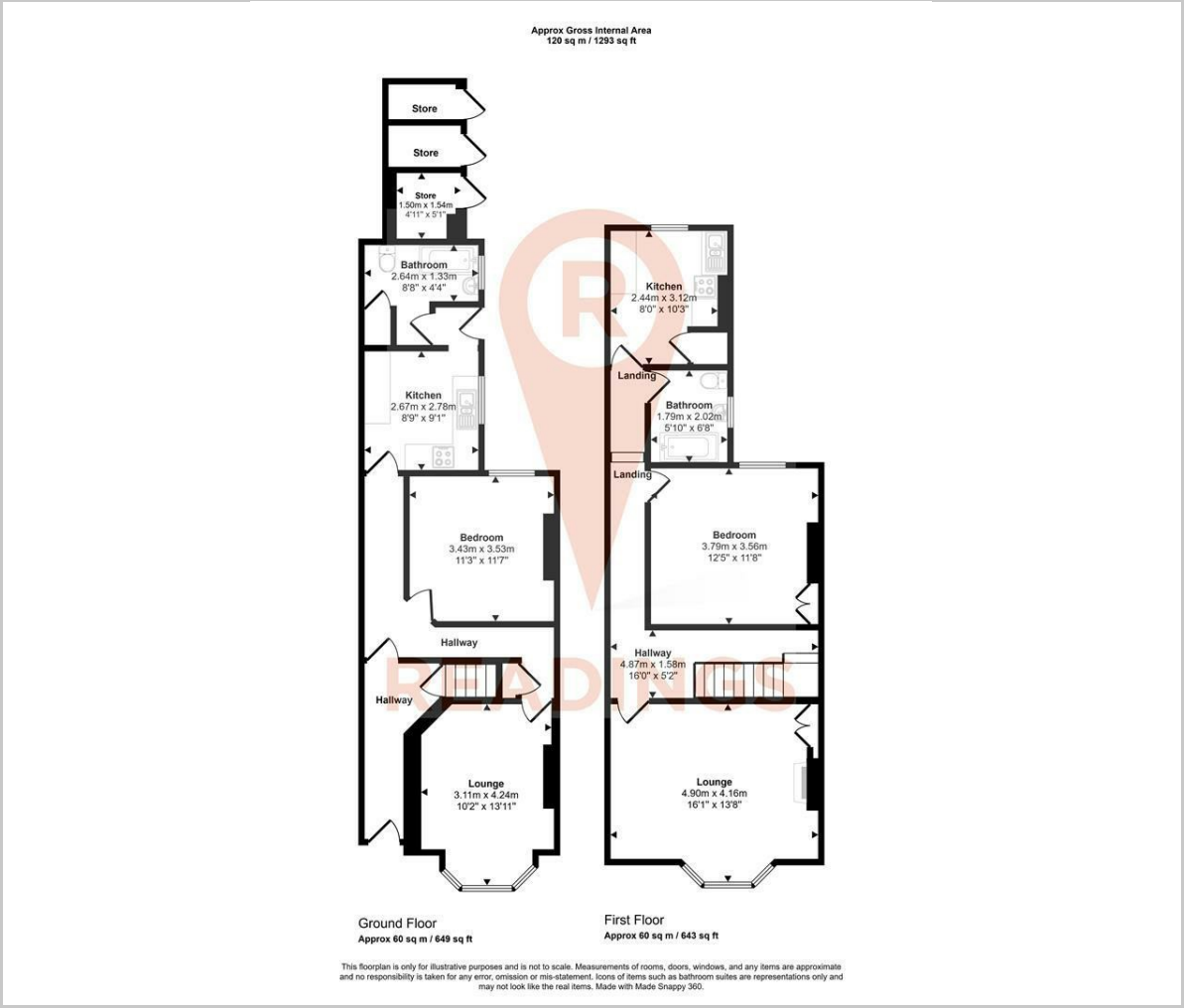
### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.





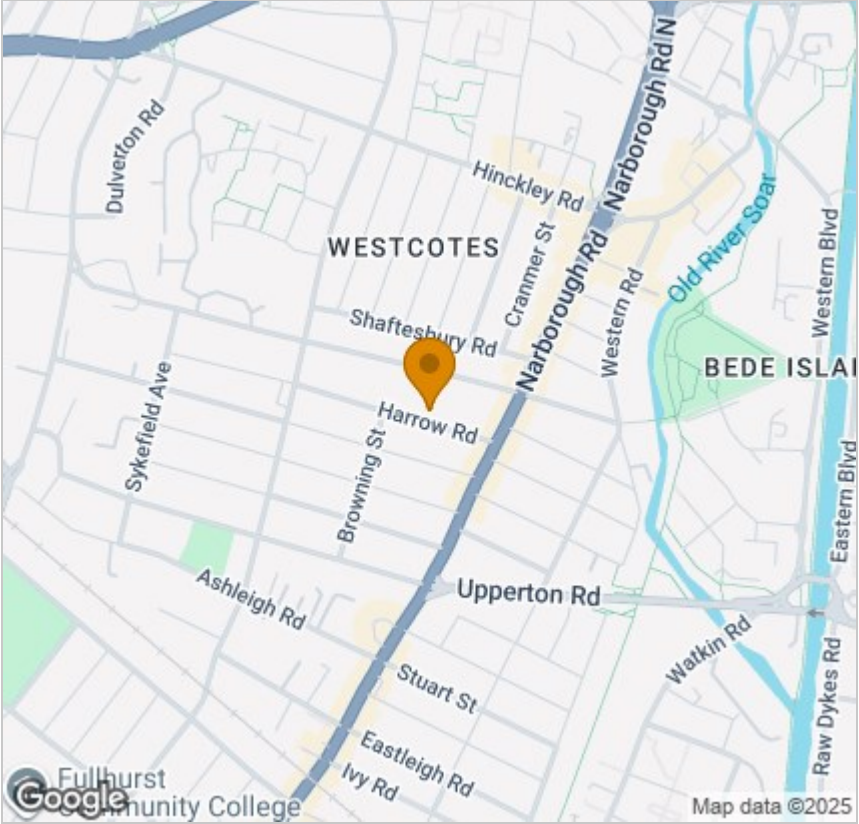
Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

