



10 Flats Available at Tudor Studios,  
Tudor Road, Leicester, LE3



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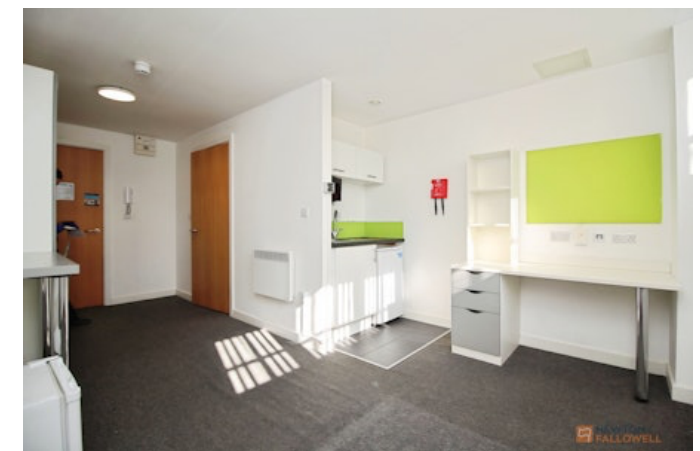


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£275,000



- **\*\* AUCTION \*\*** - Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000! Newton Fallowell and Pattinson Auctions are delighted to offer for sale 10 modern student flats in Tudor Studios on the popular Tudor Road, Leicester, convenient for access to Leicester City Centre. Tudor Studios offer a range of student rooms with en-suite's and a range of on-site facilities for students including a common room, gym facilities and a dance studio. All the rooms offer their own en-suite shower room as well as a kitchenette too. The rooms also benefits from use of a communal kitchen, laundry room and landscaped courtyard for those spring and autumnal evenings. Offering the perfect location for students at either of Leicester's two universities - University of Leicester and De Montfort University.





### Income

- 106 - until 28/08/2026 - £130.00 per week
- 107 - until 07/08/2026 - £135.00 per week
- 111 - until 04/09/2026 - £130.00 per week
- 112 - until 28/08/2026 - £130.00 per week
- 113 - until 07/08/2026 - £135.00 per week
- 115 - Vacant
- 117 - until 07/08/2026 - £135.00 per week
- 119 - until 28/08/2026 - £130.00 per week
- 120 - Vacant
- 212 - until 28/08/2026 - £143.88 per week

Total: £1068.88 per week  
£55,581.76 per annum

### Tenure

Student Accommodation. Leasehold. 241 yrs remaining on the lease.  
Please get in touch for the details on the service charges and ground rents.  
Please note the ground rent is payable to the freeholder but payments are made on the leaseholder's behalf.

### Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.  
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.  
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

### Auctioneers Comments (Continued)

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder

will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Auctioneers Comments (Continued)

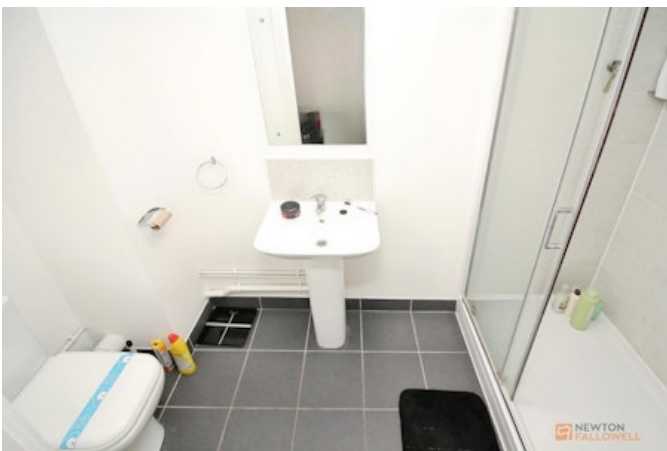
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### Auctioneers Comments (Continued)

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to







make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

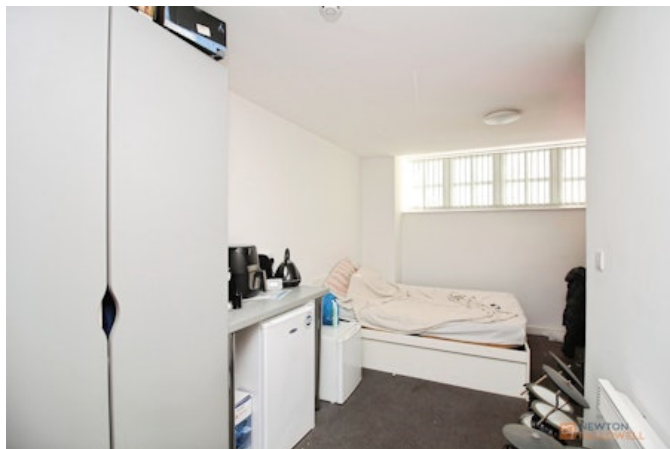
We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied



upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

### PLEASE NOTE:

Please note, not all units are photographed in this advert due to currently being tenanted.







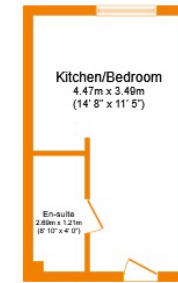
Unit 119



Unit 115



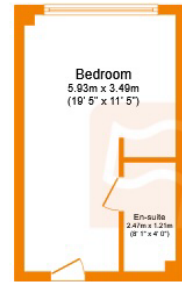
Unit 117



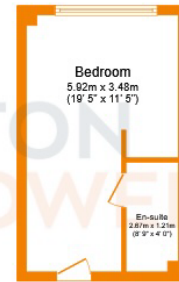
Unit 212



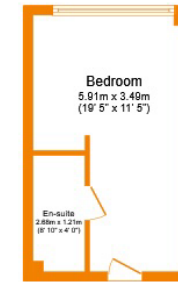
Unit 106



Unit 107



Unit 111



Unit 112



Unit 113



Unit 120

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

