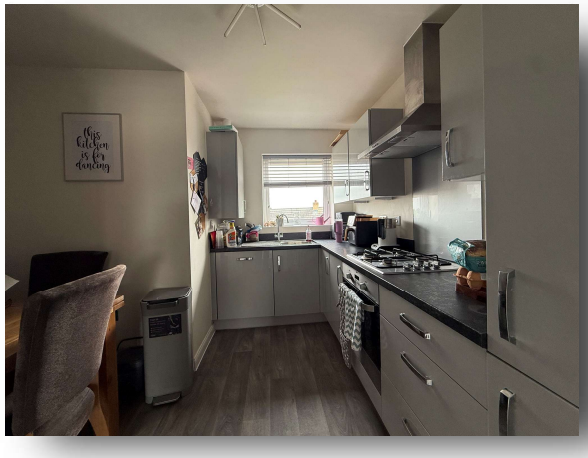
Tay Road,Lubbesthorpe Leicester LE19 4BF

william h brown

welcome to

Tay Road, Lubbesthorpe Leicester

Spacious second-floor apartment in New Lubbesthorpe offering three bedrooms, two bathrooms, a generous living room and kitchen/diner. Modern throughout with excellent natural light, making an ideal first home or investment opportunity.



Entrance Hall
Radiator and access to all rooms.

Lounge
Two windows and radiator.

Kitchen/Diner
Window, fitted kitchen comprising of wall and bazse units with work surfaces over, sink drainer unit, integrated oven, hob and extractor fan.

Bedroom One
Two windows, radiator and carpeted.

Bedroom Two
Two windows, radiator and carpeted.

Bedroom Three
Window, radiator and carpeted.

Bathroom
Window, bath, WC, hand wash basin and radaitor.

Shower Room
Shower cubicle, WC, hand wash basin and radaitor.

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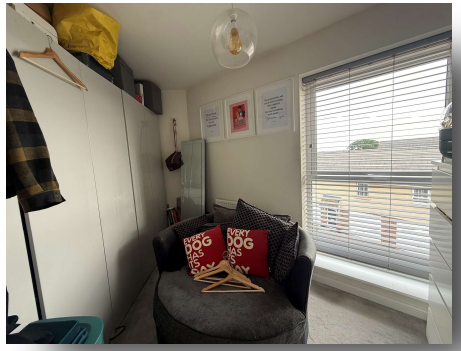
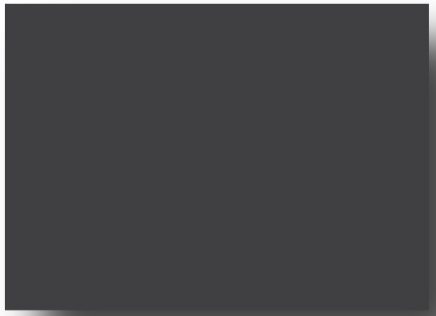
Tay Road, Lubbesthorpe Leicester

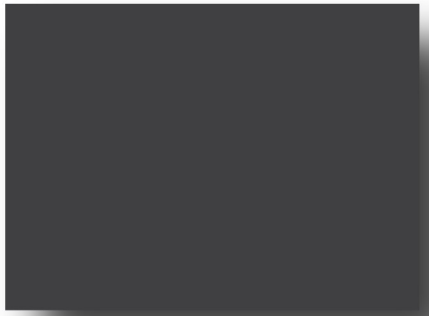
- Second Floor Apartment
- Three Bedrooms
- Two Fitted Bathrooms
- Spacious Living Room
- Modern Kitchen/Diner

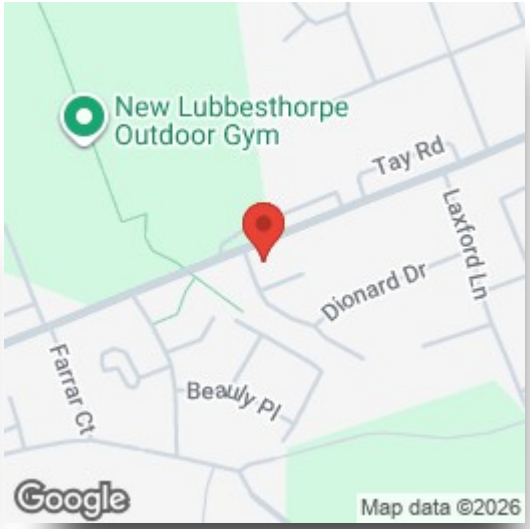
Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 1183.53
Ground Rent: 206.00

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120968

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
LHS120968 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

0116 251 4131

Leicester@williamhbrown.co.uk

16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB

williamhbrown.co.uk