



## Flat 1 Cransley Close, Leicester, LE5 1QQ Offers in the region of £120,000



Welcome to Cransley Court, great Investment Opportunity. Set To Let Estate Agents are pleased to offer this Two Bedroom ground floor apartment For Sale on Cransley Close, Hamilton Leicester LE5. Conveniently located near local amenities, schools and public transport.

Property comprises in brief, entrance hallway with storage cupboard, Two double size bedrooms, open plan lounge/kitchen with fitted appliances. Three piece bathroom with overhead shower.

Further benefits include, secure entrance into purpose built development, off street parking and DGW throughout.

Property is currently Let on an AST from January 2026 for 18 months at £895.00pcm.

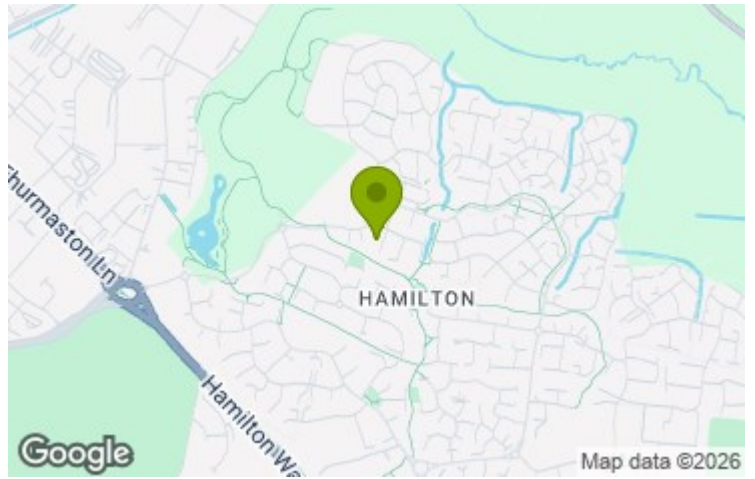
999 years lease from 2003  
£80.00 Service Charge per month  
£172.00 - Green belt per annum  
No Ground Rent payable


Call Set To Let for more information.


- Cransley Court - Hamilton
- Two Bedroom Flat Ground Floor
- Secure Development
- Off Street Parking
- Long Lease
- Now Service Charge
- Investment Opportunity
- Call Set To Let Estate Agents
- 8% Yield

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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