



Roy Close

Narborough, Leicester, LE19 2DN

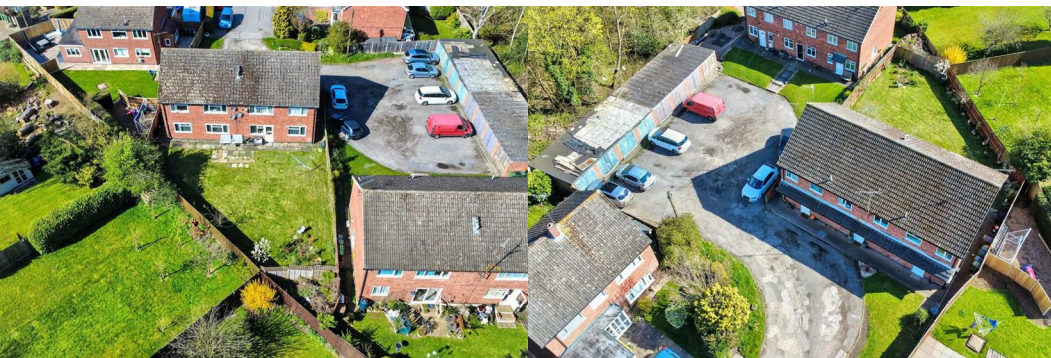
Auction Guide £350,000



****For sale by Public Auction on 18th June 14.00. Register to bid****

A rare opportunity to purchase a freehold block of four, two-bedroom flats with associated parking and four garages in block. These well-appointed properties benefit from gas central heating and double glazing and a potential gross annual income of £29,040.00 when all flats are let. They are being sold, subject to the terms of the existing Assured Periodic Tenancies. There are communal gardens to the rear and designated parking for each flat. Two flats currently vacant.

Please see our virtual tour for further details.
www.auctionhouse.co.uk/leicestershire



Ground Floor

No 29

Entrance hall, Kitchen 3.63m x 3.64m, Lounge 4.18m x 4.06m, Bedroom 1, 2.74m x 3.09m, Bedroom 2, 2.74m x 2.70m, bathroom 1.52m x 1.76m. Vacant previously at £590.00 PCM. EPC C

No 35

Entrance hall, Kitchen 3.66m x 3.68m, Lounge 4.25m x 4.07m, Bedroom 1, 2.74m x 3.09m, Bedroom 2, 2.74m x 2.79m, Bathroom 1.46m x 1.68m. Vacant. Previously let at £600.00 PCM. EPC C.

First Floor

No 31

Stairs to landing, Kitchen 2.51m x 2.65m, Lounge 4.33m x 4.08m, Bedroom 1, 2.76m x 4.06m, Bedroom 2, 2.09m x 3.72m, Bathroom 1.60m x 2.59m. Let on an APT at £580.00 PCM. EPC C

No 33

Stairs to Landing, Kitchen 2.58m x 2.67m, Lounge 4.30m x 4.10m, Bedroom 1, 2.78m x 4.07m, Bedroom 2, 2.13m x 3.59m, Bathroom 1.69m x 2.70m. Let on an APT at £650.00 PCM. EPC C

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.

Property Information

Tenure: Freehold Subject to the Assured Periodic Tenancies in place
Local Authority: Blaby District Council
Council Tax Band: Each flat is inband A
Type of Construction: Traditional
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

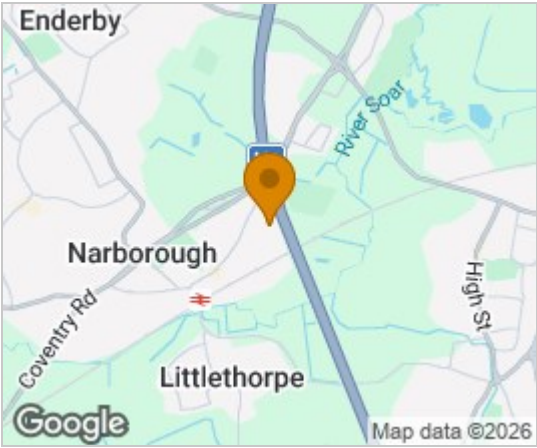
Buyers Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

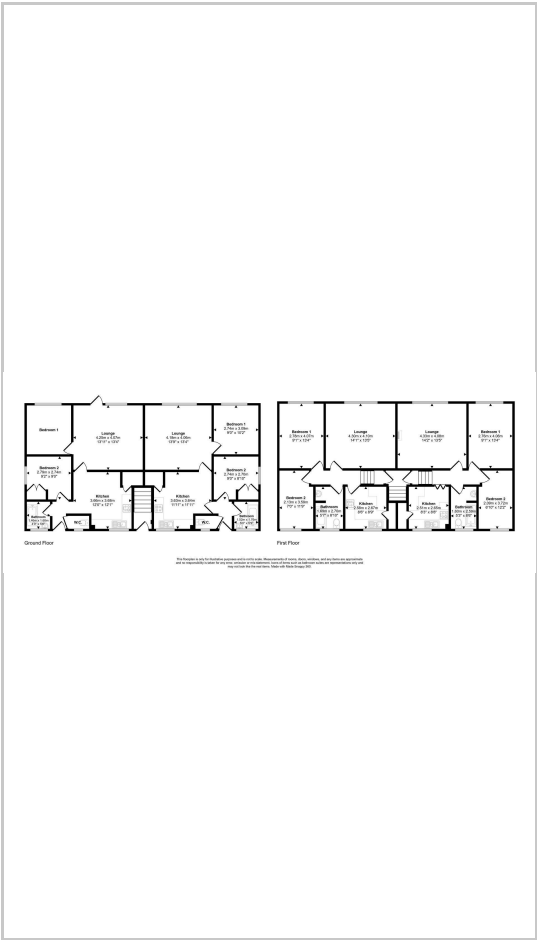
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

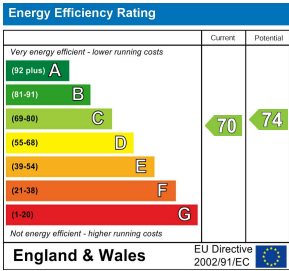
Area Map



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.