



Tigers Road, Fleckney

£86,000

An opportunity to purchase a 40% SHARED EQUITY town house property. This MODERN BUILT home includes two double bedrooms, a low maintenance rear garden and off road parking for up to two vehicles.

Council Tax band: B

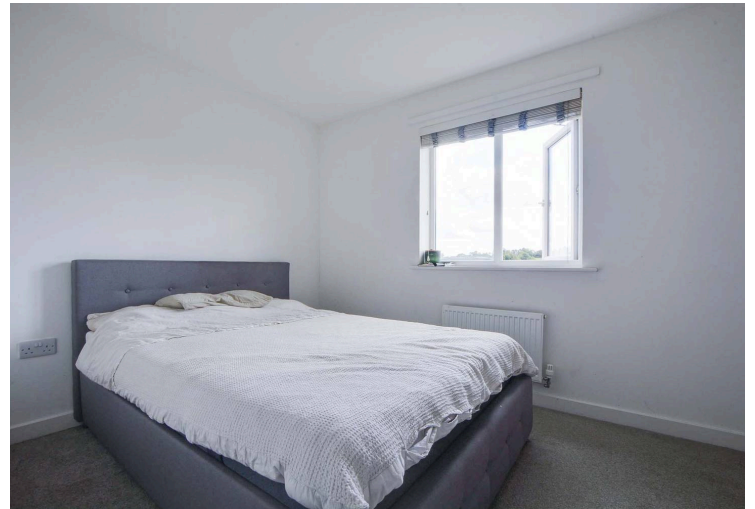
Tenure: Leasehold

EPC Energy Efficiency Rating: B



0116 288 4888





Entrance Hall

With stairs to first floor, radiator.

Ground Floor WC

With double glazed window to the front elevation, low-level WC, wash hand basin, part tiled walls, wood effect floor, radiator.

Lounge 15' 1" x 9' 6" (4.59m x 2.90m)

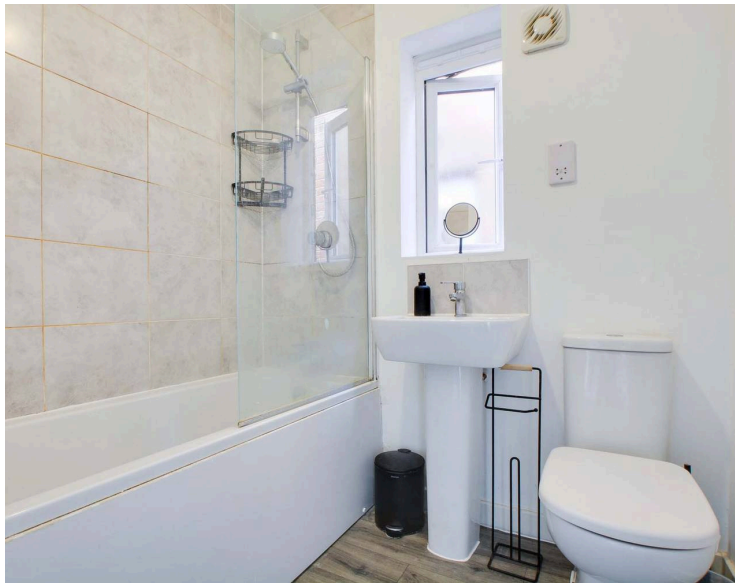
With double glazed window to the front elevation, TV point, under stairs storage cupboard, radiator, door leading to the kitchen diner.

Kitchen Diner 12' 8" x 8' 2" (3.85m x 2.48m)

With double glazed window and French doors to the rear elevation, wall and base units with work surface over, sink and drainer, inset four ring ceramic hob and oven, extractor hood, stainless steel splashback, plumbing for washing machine, space for freestanding fridge freezer, wood effect floor, radiator.

First Floor Landing

With access to the following rooms:



Bedroom One 12' 9" x 8' 7" (3.88m x 2.62m)

With two double glazed windows to the front elevation, built-in over stairs storage cupboard, radiator.

Bedroom Two 12' 9" x 8' 1" (3.89m x 2.46m)

With double glazed window to the rear elevation, radiator.

Bathroom 6' 5" x 5' 7" (1.95m x 1.69m)

With double glazed window to the side elevation, bath with shower over and shower screen, low-level WC, wash hand basin, part tiled walls, radiator.

Front Garden

With driveway, paved pathway, shrubs.

Rear Garden

A low maintenance rear garden with lawn, fencing to perimeter.

Driveway

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Lease Details

Current Service Charge: £46.38 per month

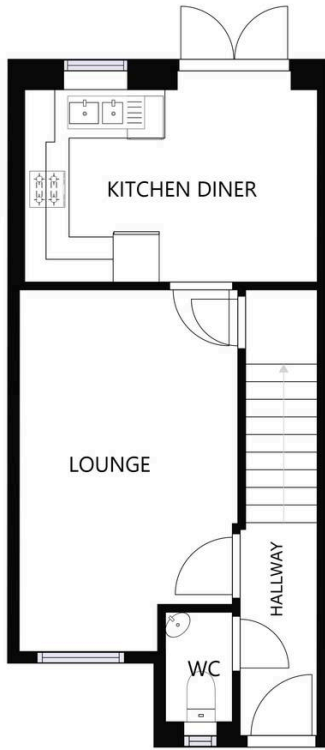
Length of Lease: 121 years remaining

Based on the current owner's share the rent will be £354.50 a month from 1st April 2025. £46.38 per month from 1st April 2025 service charge is payable. The service charge includes but are not limited to estate charges, managing agents' Estate charges, Building insurance, Management fee. Costs of communal lighting, cleaning on the estate or block, grounds maintenance, Managing Agents' Estate Costs. The total monthly payment for the rent and other charges described above will be £400.88 a month from 1st April 2025. Other charges not included in the monthly payment to the landlord which are the responsibility of the homeowner include, but are not limited to mortgage repayments, contents insurance, council tax, gas, electric and water charges.

The rent will be reviewed every year on 1st April (the review date) commencing from 2025. Sage homes will notify the homeowner each year what this about will be and the date from which the new rent will be payable.

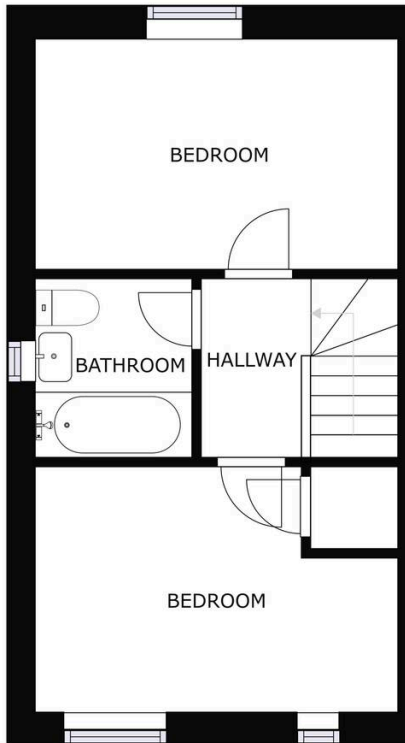
Any prospective purchasers that are looking to staircase their share, will need to ensure that there is a valid RICS valuation at the point of completion where Staircasing is involved.

All of this information is correct at the time of the selling agent receiving the information from the housing association. All prospective buyers should seek legal advice from their chosen conveyancer to ensure they are in receipt of the most up to date information.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.