

72 Tay Road, Lubbesthorpe - LE19 4BF

£200,000

NEWTON FALLOWELL

The Property Ombudsman

72 Tay Road

Lubbesthorpe, Leicester

Nestled in the sought-after New Lubbesthorpe area of Leicester, this well proportioned three-bedroom apartment offers the perfect blend of modern comfort and easy living. Situated on the second floor, the property boasts a welcoming hallway, light and airy living room, a well-appointed kitchen/diner, and three neutrally decorated bedrooms, including two doubles and a versatile single room, ideal as a home office, nursery or dressing room. Two practical bathrooms complete the home, one with a modern shower and the other featuring a relaxing bath with shower attachment. Set within a popular, growing community, the apartment is perfectly placed for local amenities, excellent transport links and lovely green spaces. Whether you're stepping onto the property ladder, searching for a little country-inspired lifestyle, or looking for a smart investment, this delightful home offers comfort, convenience and plenty of charm.

Council Tax band: B

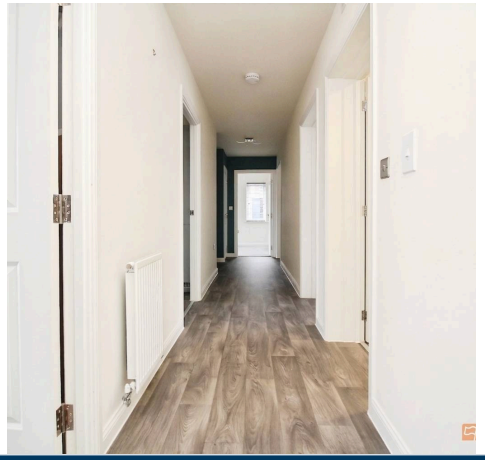
Tenure: Leasehold

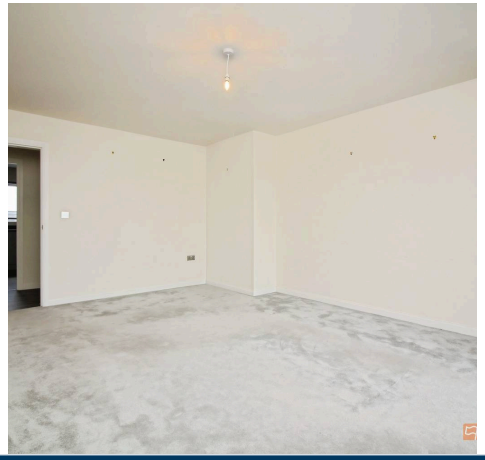
EPC Energy Efficiency Rating: B

- Three bedroom modern top floor apartment
- Modern bathroom & separate shower room
- Integrated appliances including cooker, hob, extractor fan, fridge/freezer and dishwasher
- Excellent transport links to the M1 & M69
- Available with no upward chain
- Two allocated parking spaces
- 999 Year Lease















Location

New Lubbesthorpe is an exciting and growing community, thoughtfully designed to combine modern living with natural surroundings. The development will feature 75 acres of new woodland and 250 acres of open space and parkland, creating a vibrant environment for residents to enjoy. The community will also be home to three new schools, with the first primary school having opened in September 2019. A brand-new community hub is now open, providing a welcoming space for local events, clubs, and social activities. Perfectly located for professionals, New Lubbesthorpe offers excellent transport links with easy access to the M1 and M69. Leicester city centre is just a 15-minute drive away, and the popular Fosse Park shopping centre is right on the doorstep. For those commuting further afield, Leicester railway station provides direct services to both London St Pancras and Birmingham New Street.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. 999 Year Lease Yearly Maintenance Charge of approx. £250 Service Charge is approx. £1100 per annum Ground Rent is approx. £212 per annum Managing Agent is Premier Estates Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

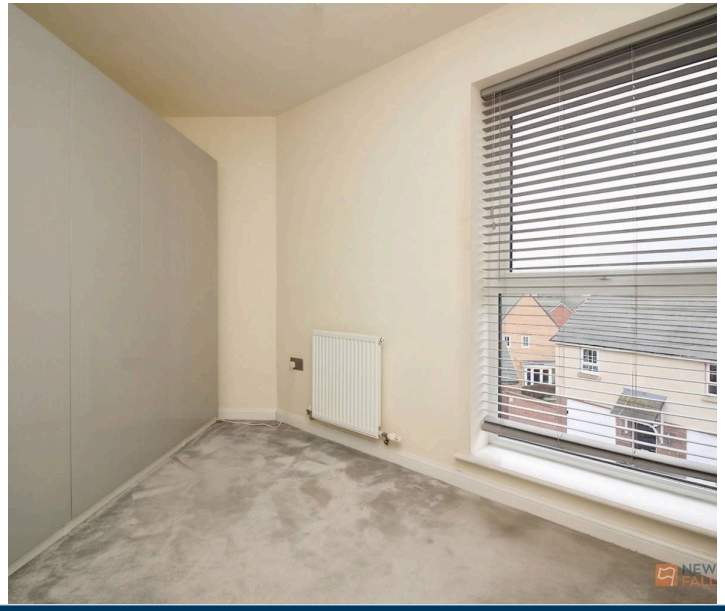
Need Independent Mortgage Advice?

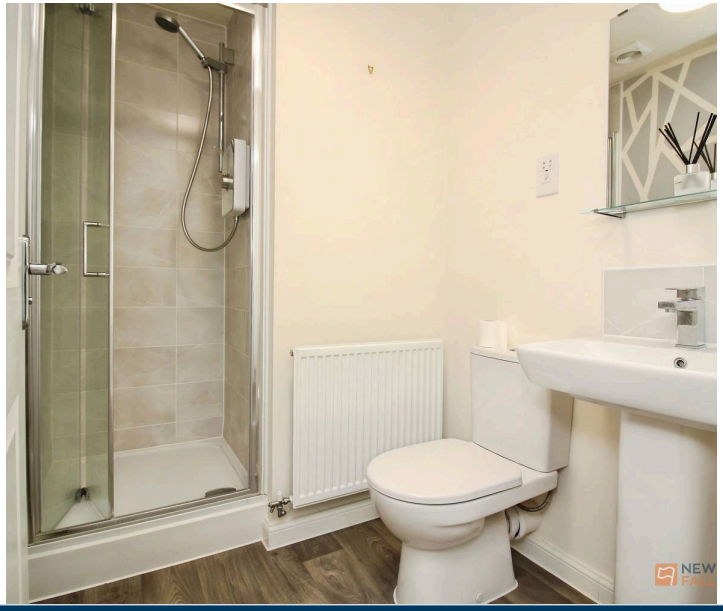
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether 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.

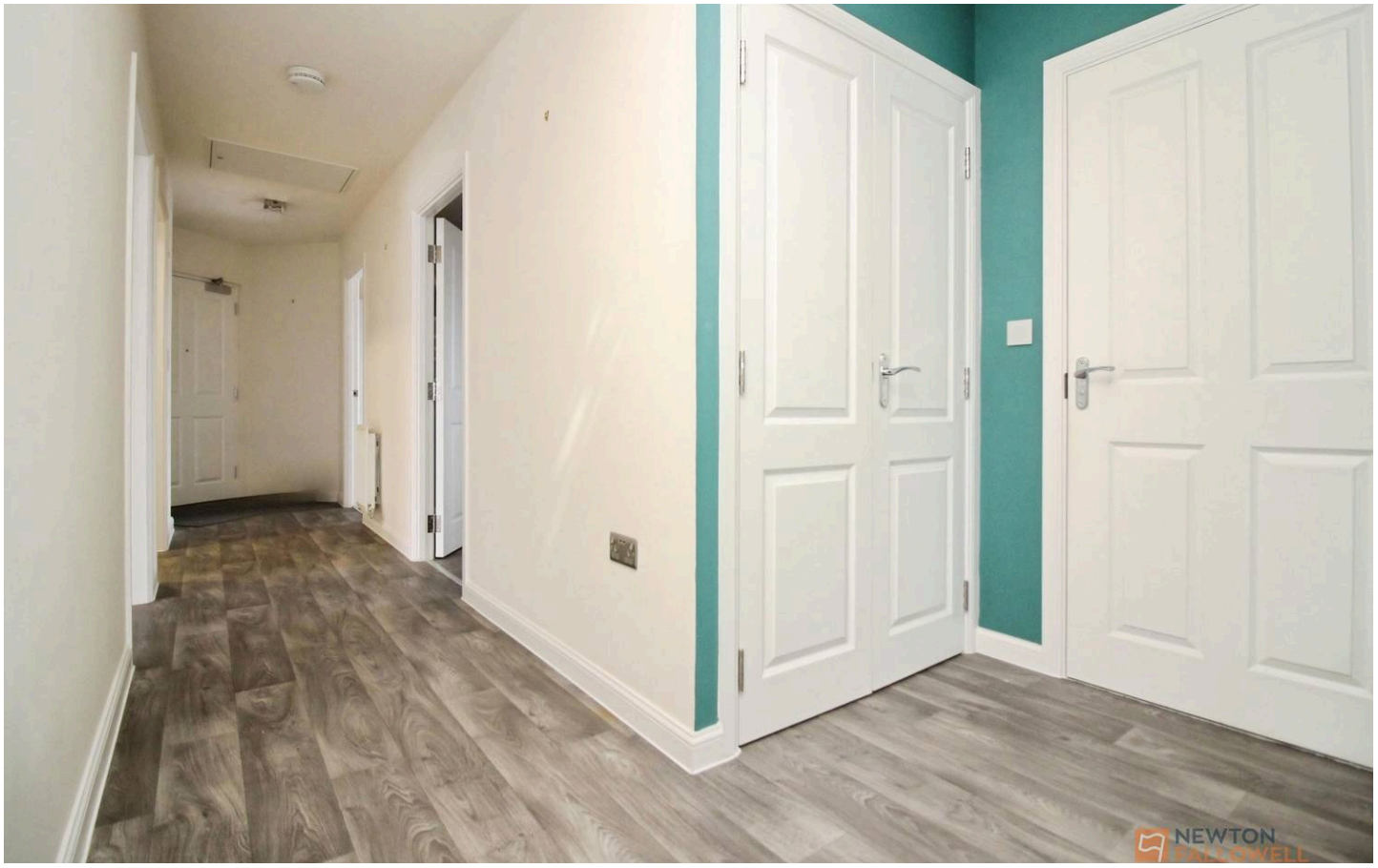
Making an Offer

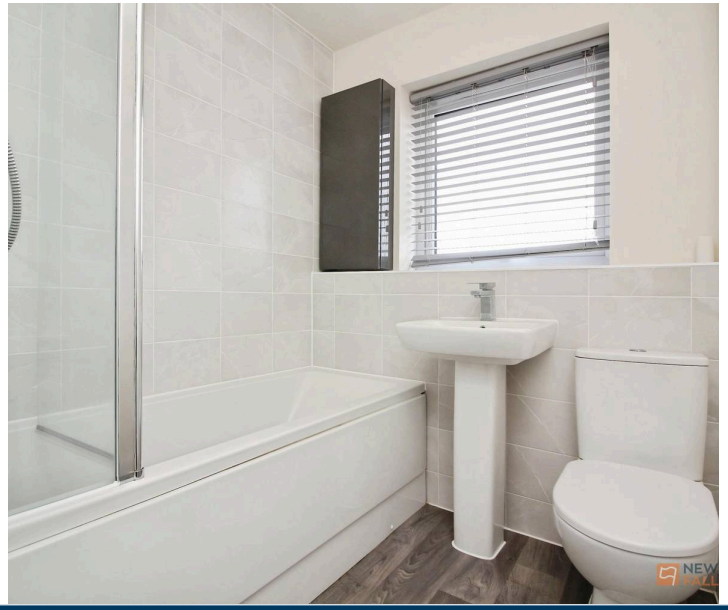
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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."











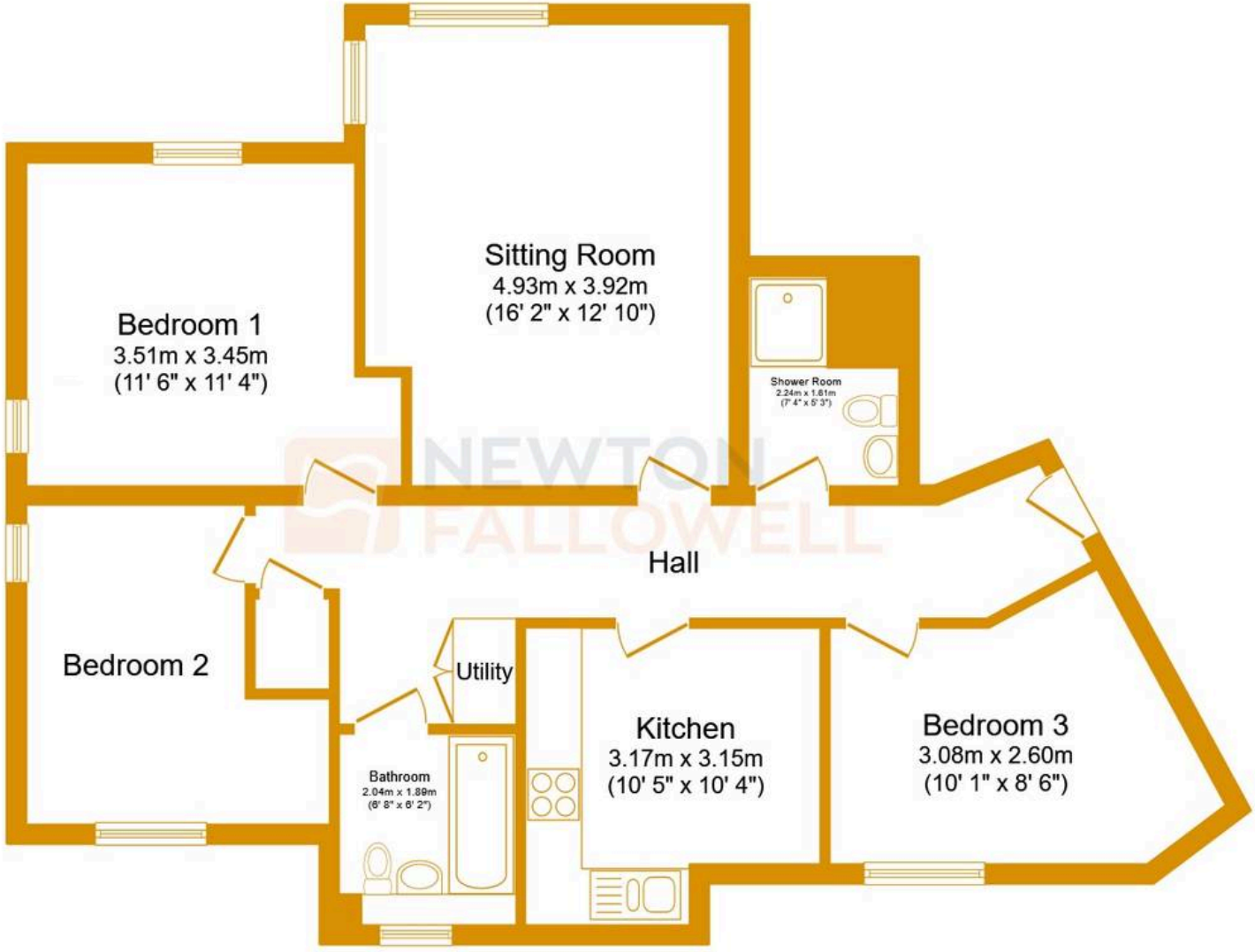


Referrals

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 (Everyone Mortgages) 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're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



Floor Plan

Total floor area: 84.9 sq.m. (914 sq.ft.)

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



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APPROVED CODE

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