



## Victoria Flats Albert Road, Leicester

£110,000

Well-presented 2 bed first floor apartment with no upward chain, spacious lounge, fitted kitchen, parking, communal grounds, and great transport links. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Lounge/Dining Room**

14' 4" x 9' 9" (4.38m x 2.97m)

A bright and welcoming reception room, offering an excellent space for both relaxing and dining. It features a double-glazed window overlooking the front elevation, ensuring plenty of natural light.

### **Kitchen**

9' 8" x 5' 10" (2.94m x 1.77m)

Equipped with a stainless steel sink and drainer unit, complemented by a range of wall and base units with work surfaces over. The kitchen includes an electric cooker point and a space for a fridge. A double-glazed window faces the front elevation. Please note: This room will require updating.



### **Bedroom One**

13' 7" x 9' 6" (4.15m x 2.90m)

A generous double bedroom, boasting a built-in wardrobe and an airing cupboard for storage. The room benefits from a double-glazed window to the front elevation.

### **Bedroom Two**

7' 10" x 5' 10" (2.40m x 1.79m)

A single bedroom with a double-glazed window overlooking the front elevation.

### **Bathroom**

7' 10" x 4' 3" (2.40m x 1.30m)

Fitted with a bath and an electric shower over. It includes a wash hand basin, a low-level WC, and an extractor fan. An electric wall heater is also present.

### **Communal Garden**

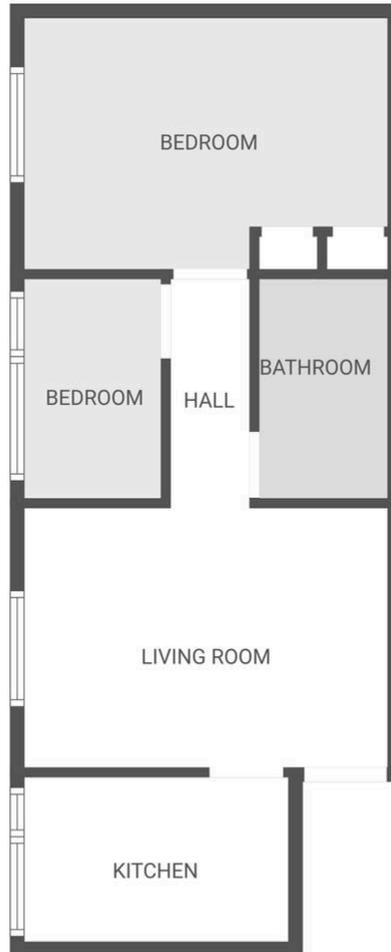
Communal gardens with flower beds and mature trees

### **Lease Information:**

**Lease Length Remaining:** 78 Years

**Service Charge:** £600-£700 every 6 months

**Ground Rent:** £75 per year.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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