



York Street

Leicester, LE1 6NU

Guide Price £59,000



**** FOR SALE BY PUBLIC AUCTION ON 19TH FEBRUARY 2.00 PM. REGISTER TO BID****

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A spacious one bedroomed, third floor flat in the heart of the city. Close to local amenities and minutes walk to the train station with routes to London within the hour. Light and airy accommodation that includes a spacious lounge, double bedroom, fitted kitchen and a bathroom. Communal stairs and lift to all floors. Ideal buy-to-let investment. Previously let at £670.00 PCM. ERI £9000.00 PA.



Stairs and a lift to all floors.

Lounge 14'4" x 12'5" (4.39m x 3.81m)

Kitchen 13'10" x 10'2" (4.22m x 3.12m)

Bedroom 11'4" x 9'5" (3.47m x 2.89m)

Bathroom 6'3" x 8'2" (1.93m x 2.49m)

Tenure: Leashold

Local Authority: Leicester City Council

Council Tax Band: A

Type of Construction: Traditional

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Service charge- See legal pack

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS -**

The successful buyer will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT) on the fall of the hammer.

The successful buyer will be required to pay an auction premium of £2400.00 inc VAT (£2000.00 + VAT)

A map of Leicester, UK, showing the city center. A red pin marks the location of the Leicester Museum and Art Gallery, which is labeled in purple text. Other labels on the map include 'Leicester', 'CITY CENTRE', 'SAINT MATTHEWS', 'HIGHFIELDS', 'London Rd', 'Victoria Park', and 'River Soar'. The Google logo is visible in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

BEDROOM
11'5" x 8'9"
3.47m x 2.69m

BATHROOM
5'3" x 6'4"
2.49m x 1.93m

LOUNGE
14'5" x 12'6"
4.39m x 3.81m

KITCHEN
13'10" x 10'3"
4.22m x 3.12m

TOTAL FLOOR AREA: 543 sq.ft. (50.4 sq.m.) approx.

Notes: Plans are shown for information only and are not to be used for construction purposes. Measurements are approximate and may vary slightly. The plan is for information only and is not to be used for construction purposes. The agent is not responsible for any errors or omissions in the plan. All dimensions are approximate. The agent is not responsible for any errors or omissions in the plan. All dimensions are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plots) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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