

FOR SALE



Larchmont Road

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £125,000





Welcome to this well- presented two-bedroom second- floor flat, ideally situated on the ever- popular Larchmont Road in Leicester. Perfect for first- time buyers, downsizers, or investors, this bright and spacious apartment offers comfortable living in a convenient and sought- after location.

- Leicester City Council
- EPC - B
- Apartment
- Gas central heating
- Fitted Kitchen
- Council Tax Band - B
- Leasehold

The accommodation comprises a generous open- plan lounge/diner with plenty of natural light, a modern fitted kitchen, two well-proportioned bedrooms with fitted wardrobes , and a clean, well-maintained family bathroom. The layout provides an excellent balance of space for both relaxing and entertaining.

Further benefits include allocated parking, secure communal entry, and well- kept shared areas. The property is located within close proximity to an excellent range of local amenities, schools, parks, and transport links, making everyday living easy and accessible.

This attractive flat provides great value and is ready to move into-an opportunity not to be missed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM 12' 5" x 14' 7" (3.78m x 4.44m)

KITCHEN 9' 10" x 6' 0" (3m x 1.83m)

BEDROOM 10' 4" x 8' 7" (3.15m x 2.62m)

BEDROOM 9' 1" x 9' 4" (2.77m x 2.84m)

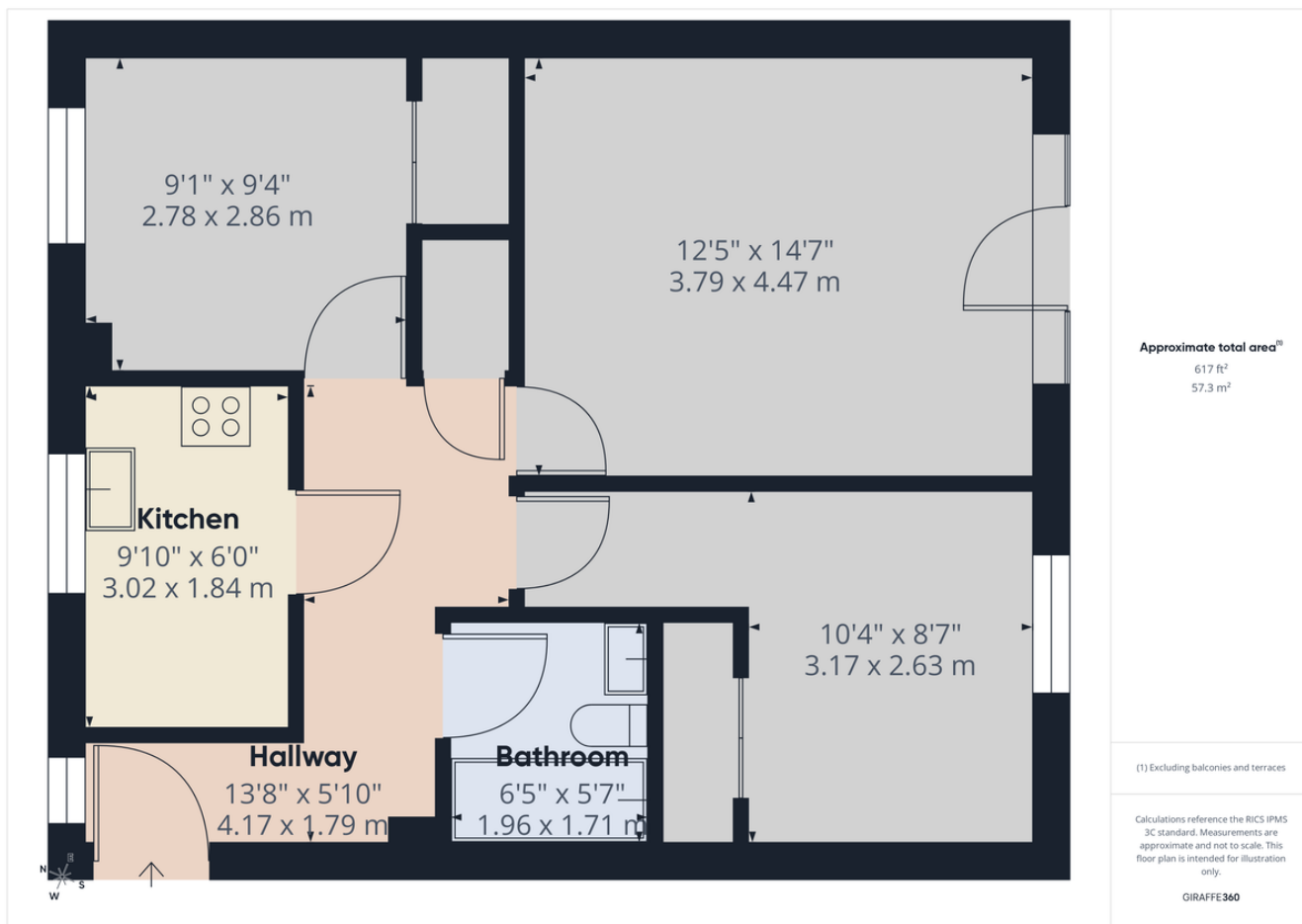
BATHROOM 6' 5" x 5' 7" (1.96m x 1.7m)

LEASE INFO Service charge - £1860 PA

Ground Rent - £100 PA

Lease remaining - 103 year





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.