



Main Street

Broughton Astley, Leicester, LE9 6RE

Guide Price £250,000



****For sale by Public Auction on 18th June 14.00. Register to bid****

An excellent investment opportunity to buy a freehold property, converted into three self-contained flats. This well-maintained property has been skillfully converted to form a large two-bedroom first-floor flat and two one-bedroom flats on the ground floor. The current rental income is £22,440 per annum with scope to increase in line with the current market. Please see the legal pack for lease details.

www.auctionhouse.co.uk/leicestershire



Flat 51

This ground-floor flat is currently let at £575.00 pcm. Open plan Lounge/Kitchen 7.15m x 3.59m, Inner Lobby, Double Bedroom 3.25m x 4.10m, Shower Room 1.71m x 2.08m. EPC C. A lovely well appointed flat with electric heating, double glazing, and a well-fitted kitchen with built-in appliances. 46m²

51 B

A superb first-floor flat currently let at £695.00 pcm. ground floor entrance hall with stairs to the first floor. Lounge 4.48m x 4.11m with access to a small balcony, Fitted Kitchen 2.80m x 2.75m, Utility 1.09m x 2.75m, Bedroom 1 3.68m x 4.72m, Bedroom 2 3.21m x 3.67m, Shower Room 2.39m x 2.37m, Walk-in Storage Cupboard 1.01m x 2.37m. EPC C. A spacious two-bedroomed flat of 77m² with a well-appointed kitchen, double glazing, and a gas central heating system.

51 E

This ground-floor flat is currently let at £600.00 pcm. Lounge 3.82m x 3.54m, Kitchen 2.81m x 3.82m, inner hall 1.36m x 1.08m, Bedroom 3.19m x 3.66m, Bathroom 2.66m x 1.36m. EPC D. A well appointed flat with fitted kitchen, gas central heating and double glazing. 43m²

Property Information

Tenure: Freehold

Local Authority: Harborough District Council

Council Tax Band: A for all flats

Type of Construction: Traditional

Services: The property is offered to the market with all mains services and gas-fired central heating to 51E & 51B

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

The property is being sold subject to the Assured shorthold tenancies in place. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

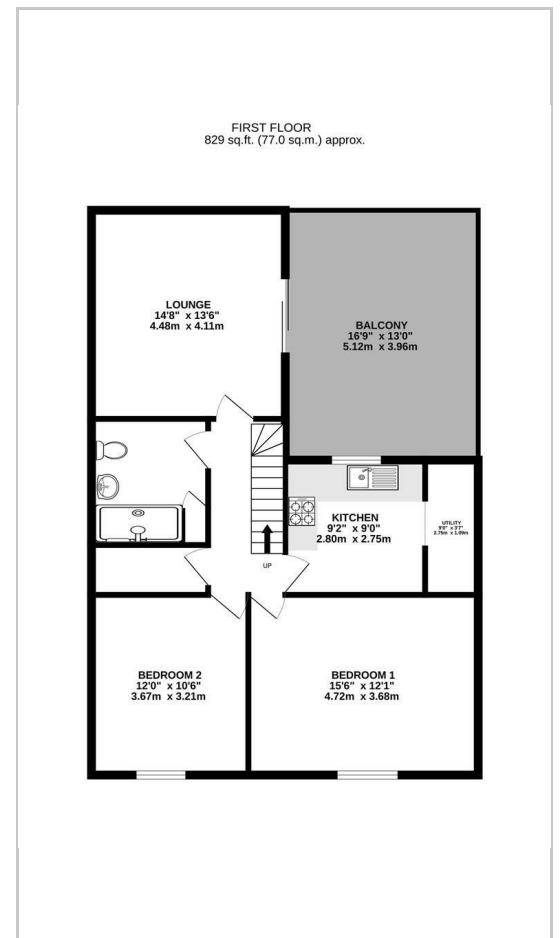
Buyer's Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

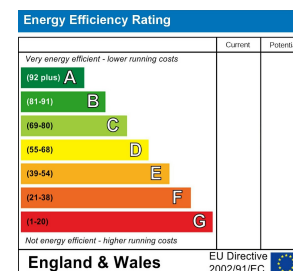
Area Map



Floor Plans



Energy Efficiency Graph



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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