

FOR SALE



WELFORD ROAD
CLARENDON PARK
LEICESTER
LE2 6BD

£145,000

FEATURES

- No chain
- Allocated parking space accessed via electric gate
- Great transport links
- Spacious lounge / kitchen / diner
- Entrance Hallway
- Sought after location
- Walking distance to Universities and Victoria Park
- Two Bedrooms
- Bathroom
- uPVC double glazing



 **SETHS**

2 Bedroom Flat for sale in Leicester

ENTRANCE HALLWAY

LOUNGE / KITCHEN / DINER

19'9" (max) x 14'11" (max)

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, partly laminate / partly tiled flooring, partly tiled walls, electric radiator, uPVC double glazed window

BEDROOM 1

12'8" (max) x 9'6"

Laminate flooring, electric radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

10'11" x 8'7" (max)

Laminate flooring, electric radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, partly tiled walls, radiator, extractor fan

LEASE

We have been advised by the vendor of the following details. Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Service charge - £1,930.85 per annum

Ground rent - £150 per annum

Lease remaining - 102 years remaining

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,247.78

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

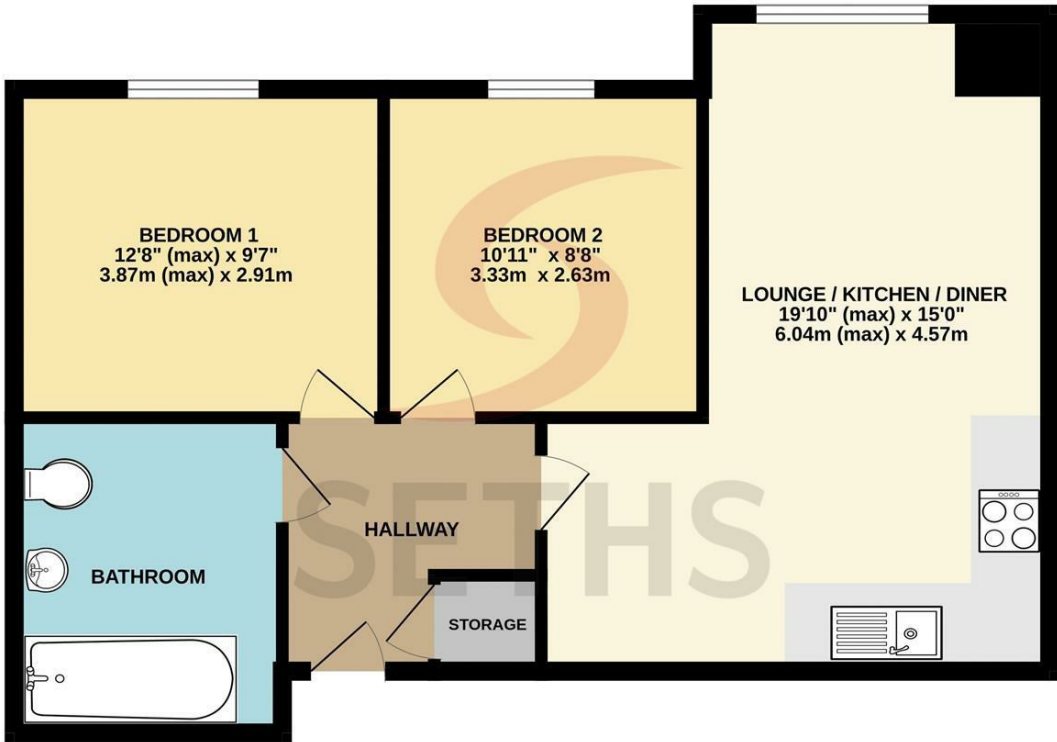


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Council Tax Band
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

