

FOR SALE

Grosvenor Gate Humberstone, Leicester LE5 0TL



OFFERS OVER: £115,000

- A Spacious & Well Presented Second Floor, 2 Bedroom Apartment
- Within a Charming Grade II Listed Building, In Humberstone
- Ideal For First Time Buyers & Investors
- Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom & Airing Cupboard
- Communal Gardens & Parking
- Electric Heating



Location

This apartment is located on Grosvenor Gate, which is off Gipsy Lane and near to Victoria Road East, in the area of Humberstone. Humberstone benefits from an array of everyday amenities including Humberstone Medical Centre, local schooling such as Falcons Primary School, dental practices, eateries, recreational facilities and much more.

Description

A spacious and bright, 2-bedroom second floor apartment, situated within a charming Grade II listed building. The apartment briefly comprises; a welcoming entrance hall, spacious lounge with dual aspect windows, an inner hallway with access to a well-appointed kitchen and airing cupboard with storage, 2 bedrooms and a bathroom. Externally, beautifully kept communal gardens and ample resident parking.

Accommodation

All measurements are approximate:

Entrance Hall - 8' 8" x 4' 9" (2.64m x 1.45m)

Hallway - 11' 3" x 4' 9" (3.43m x 1.45m)

Lounge - 13' 8" x 15' 4" (4.16m x 4.67m)

Dual aspect windows, electric radiator, power points, pendant light fitting.

Inner Hallway - 12' 0" x 5' 1" (3.65m x 1.55m)

With access to the kitchen and airing cupboard.

Kitchen - 12' 9" x 10' 2" (3.88m x 3.10m)

Bay window, wall mounted units, base units and drawers, four burner induction hob with extractor fan over and stainless steel splashback surrounds, stainless steel sink with hot and cold mixer tap, integrated fridge freezer, washing machine, electric oven, electric radiator, power points, pendant light fitting.

Bedroom One - 11' 3" x 10' 8" (3.43m x 3.25m)

Window to side, electric radiator, power points, pendant light fitting.

Bedroom Two - 11' 9" x 10' 8" (3.58m x 3.25m)

Window to side, electric radiator, power points, pendant light fitting.

Bathroom - 8' 8" x 7' 5" (2.64m x 2.26m)

Window to side, panelled with mixer tap, shower over and tile splashback surrounds, low level WC, pedestal wash hand basin with tile splashback surrounds, wall mounted mirror, pendant light fitting.

Airing Cupboard - 7' 3" x 5' 1" (2.21m x 1.55m)

Airing cupboard with shelving, door to cupboard housing boiler, pendant light fittings.

Outside

Beautifully kept communal gardens and resident parking.

Agents Note

These photos have been enhanced by AI.

Tenure

Leasehold.

We have been advised that there is a 125-year lease from 01/07/2005 with 104 years remaining, a service charge of approximately £1,600 per annum and a ground rent of £100 per annum.

EPC

Band E.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



SECOND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

