






# WELFORD ROAD
# CLARENDON PARK
# LEICESTER
# LE2 6BD

## £138,000

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

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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



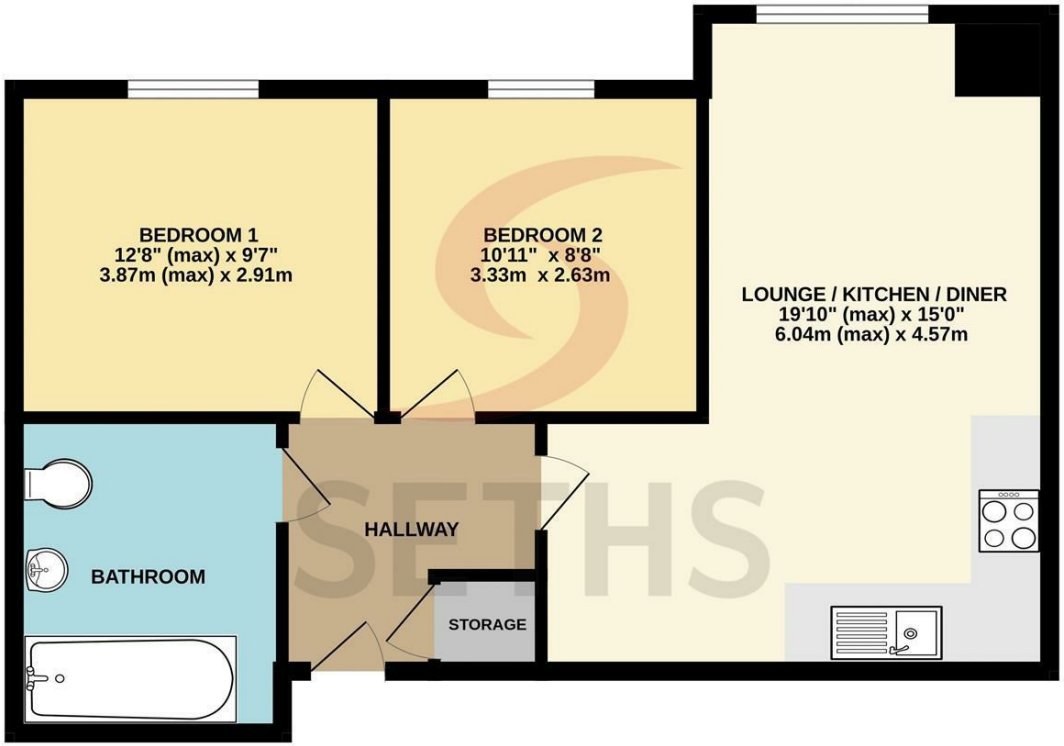














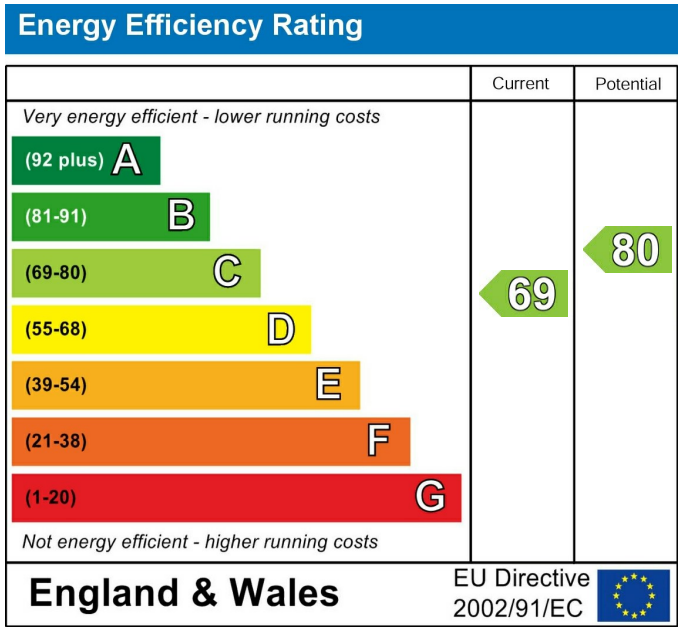
Call us on

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www.seths.co.uk


Council Tax Band

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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.

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