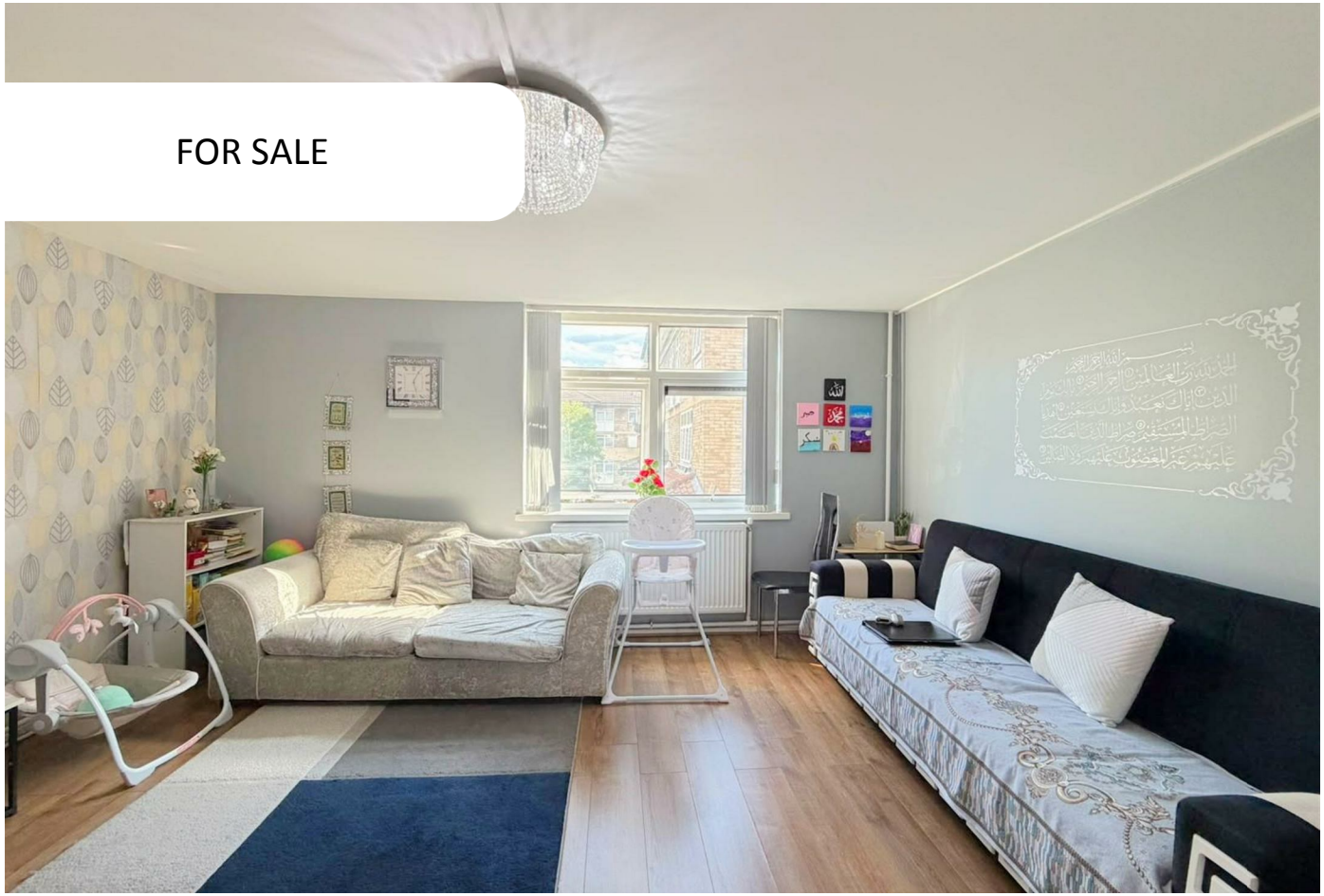


KASHMIR ROAD
ST MATTHEWS
LEICESTER
LE1 2NH

£155,000

FEATURES

- No chain
- Two Bedroom Maisonette
- Lounge / Diner
- Shower Room
- Gas central heating
- Walking distance to City Centre
- Well presented throughout
- Kitchen
- Off road resident parking bays
- uPVC double glazing

2 1 1

SETHS

2 Bedroom Maisonette for sale in Leicester

ENTRANCE HALL

LOUNGE / DINER
14'7" x 13'1"
Laminate flooring, radiator, storage cupboard, uPVC double glazed window

KITCHEN
12'4" x 8'2"
Wall and base units with worktops over, space for freestanding cooker, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, uPVC double glazed window.

UPSTAIRS

BEDROOM 1
15'5" x 8'3"
Laminate flooring, radiator, storage cupboard, uPVC double glazed window, access to shared balcony

BEDROOM 2
14'3" x 8'3"
Laminate flooring, radiator, storage cupboard, uPVC double glazed window.

SHOWER ROOM
WC, wash hand basin with mixer tap, shower cubicle with mixer tap and electric showerhead, laminate flooring, partly tiled partly cladded walls, towel radiator, uPVC double glazed window

OUTSIDE
Off road resident parking bays along with a shared balcony allowing space for clothes to be dried outside. There is also the added benefit of a store located on the ground floor providing additional storage space or to house a bike / electric scooter.

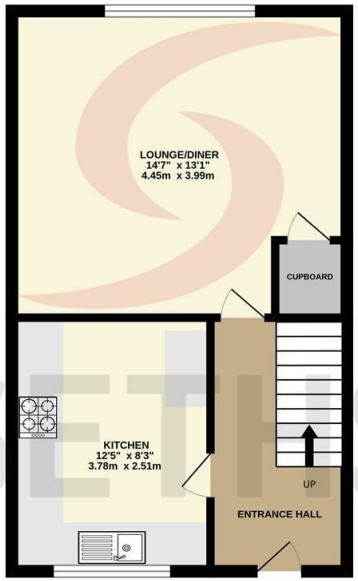
LEASE
We have been advised by the vendors of the following details. Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

£194.71 per month - service charge and ground rent inc hot water and heating (24 hours)
£10 ground rent per annum
113 years remaining

ADDITIONAL INFO
Tenure: Leasehold
EPC rating: D
Council Tax Band: A
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

Hotpoint

GROUND FLOOR



1ST FLOOR

Call us on

0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

A

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.

SETHS