



Westleigh Road, Leicester LE3 0HH

welcome to

Westleigh Road, Leicester

High-Yielding Investment Opportunity. Mid-terraced three storey house converted into four self-contained flats Refurbished to a high standard with fitted kitchens and bathroom suites. Communal Garden. Ideal investment opportunity with substantial yield potential.



Flat One (Ground Floor)

Lounge/Bedroom

13' 9" x 13' 8" (4.19m x 4.17m)

Double glazed window to the front and radiator.

Kitchen

12' x 6' 10" (3.66m x 2.08m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

Bathroom

Bath with shower over, WC, hand wash basin and towel rail.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: D

Flat Two (Ground Floor)

Lounge/Bedroom

13' 9" x 13' 8" (4.19m x 4.17m)

Double glazed window and radiator.

Kitchen

12' x 6' 10" (3.66m x 2.08m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

Bathroom

Bath with shower over, WC, hand wash basin and towel rail.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: D

Flat Three (First Floor)

Lounge

15' x 13' 11" (4.57m x 4.24m)

Double glazed window to the rear and radiator.

Kitchen

15' 3" x 7' 6" (4.65m x 2.29m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the side.

Bedroom One

13' 4" x 11' 10" (4.06m x 3.61m)

Double glazed window to the front and radiator.

Bedroom Two

10' 3" x 9' 1" (3.12m x 2.77m)

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the side, bath with shower over, hand wash basin and radiator.

Separate W C

With WC.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: C

Flat Four (second Floor)

Lounge/Kitchen

15' 9" x 13' 7" (4.80m x 4.14m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the rear and radiator.

Bedroom

14' x 13' 4" (4.27m x 4.06m)

Double glazed window to the front

Bathroom

Double glazed window to the front, bath with shower over, WC, hand wash basin and towel rail.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: C

Communal Garden

A beautifully maintained communal garden, perfect for residents to relax and socialise.

Agents Note

The vendor is selling the Freehold title which is made up of four individual flats. The individual flats are not currently registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase and timeframes involved



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welcome to

Westleigh Road, Leicester

- Mid Terraced
- 4 Self-Contained Flats
- High-Standard Refurbishment
- Communal Garden
- High-Yield Investment Opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS119881 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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