

LEASEHOLD



Apartment (EPC Rating: C)

**APARTMENT 1, 37 BLACKBIRD ROAD, STADIUM ESTATE,
LEICESTER, LE4 0AJ**

Offers Over

£125,000



2 Bedroom Apartment located in Leicester

***** RENTAL INCOME OF £825 PCM - TWO BEDROOMS - ALLOCATED CAR PARKING SPACE - GROUND FLOOR *****

Seths Estate Agents are pleased to bring to market this two-bedroom ground floor flat situated off Blackbird Road in Leicester. Available to investors only, this property presents an excellent addition to any property portfolio.

Accessed via a communal entrance hall, the apartment briefly comprises an entrance hall, a well-appointed kitchen, a spacious lounge with UPVC door leading out to a communal courtyard, two bedrooms, and a family bathroom. The property further benefits from allocated car parking.

The apartment is offered with the following pertinent leasehold information for prospective purchasers:

Lease expiry: 30th June 2122
 Ground rent: £118 per annum
 Service charge: £1,503 per annum (2025 figure)

Blackbird Road is a well-connected location in the north of Leicester, with good access to local amenities and strong transport links into Leicester city centre, making it an attractive proposition for landlords seeking a reliable rental investment.

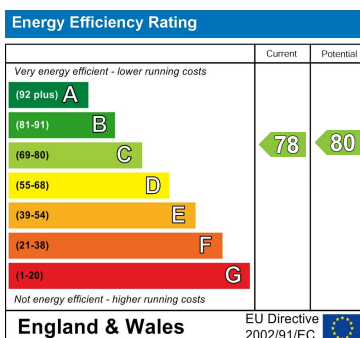
Contact Seths to arrange a viewing



Council Tax Band

B

Energy Performance Graph



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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.