



Brentwood Road, Leicester LE2 6AD

welcome to

Brentwood Road, Leicester

Fantastic investment opportunity on Welford Road, Leicester. Comprising two self-contained flats with a total of nine en suite bedrooms, communal kitchens and lounge/diners. Situated in a popular university location with strong rental demand and potential to further increase income.

Flat 1 - Lounge/Kitchen

A spacious and versatile open-plan living area benefiting from gas central heating and a double-glazed window, providing ample space for lounge and dining furniture. The fitted kitchen comprises a range of wall and base units with work surfaces over, incorporating an integrated gas hob and oven. Adjoining the lounge is a separate shower room fitted with a shower cubicle, wash hand basin, low-level WC and heated towel rail. Due to the size and layout of the living space, there is potential for part of the lounge to be partitioned to create a separate bedroom, subject to any necessary consents and purchaser requirements.

Flat 1 - Bedroom 1/En Suite

A well-proportioned double bedroom benefiting from a double-glazed window and central heating radiator. The room further benefits from an en suite shower room comprising a shower cubicle, wash hand basin, low-level WC and heated towel rail, providing convenient and comfortable accommodation.

Flat 1 - Bedroom 2/En Suite

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room also features an en suite shower room comprising a shower cubicle, wash hand basin, low-level WC and heated towel rail, offering added convenience and comfortable living accommodation.

Flat 1 - Bedroom 3/En Suite

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room also enjoys the added benefit of an en suite shower room fitted with a shower cubicle, wash hand basin, low-level WC and heated towel

rail, providing convenient and comfortable accommodation.

Flat 1 - Bedroom 4/En Suite

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room further benefits from an en suite shower room comprising a shower cubicle, wash hand basin, low-level WC and heated towel rail, providing convenient and comfortable accommodation.

Flat 1a - Lounge

A spacious and versatile lounge benefiting from a double-glazed window and central heating radiator. The room has an attached en suite shower room comprising a shower cubicle, wash hand basin, low-level WC and heated towel rail. Offering flexible accommodation, there is potential for the lounge to be converted into an en suite bedroom.

Flat 1a - Kitchen

A fitted kitchen benefiting from a double-glazed window and comprising a range of wall and base units with work surfaces over. The kitchen is equipped with an integrated gas hob and oven, providing a practical and functional cooking space.

Flat 1a - Bedroom 1

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room further benefits from an en suite shower room fitted with a shower cubicle, wash hand basin, low-level WC and heated towel rail, providing convenient and comfortable accommodation.

Flat 1a - Bedroom 2

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room further benefits from an en suite shower

room fitted with a shower cubicle, wash hand basin, low-level WC and heated towel rail, providing convenient and comfortable accommodation.

Flat 1a - Bedroom 3

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room further benefits from an en suite shower room fitted with a shower cubicle, wash hand basin, low-level WC and heated towel rail, providing convenient and comfortable accommodation.

Flat 1a - Bedroom 4

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room further benefits from an en suite shower room fitted with a shower cubicle, wash hand basin, low-level WC and heated towel rail, providing convenient and comfortable accommodation.

Flat 1a - Bedroom 5

A well-proportioned bedroom benefiting from a double-glazed window and central heating radiator. The room further benefits from an en suite shower room fitted with a shower cubicle, wash hand basin, low-level WC and heated towel rail, providing convenient and comfortable accommodation.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 225.7 m² (2,430 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Brentwood Road,
Leicester

- Investment Opportunity
- Nine En Suite Bedrooms
- Strong Rental Demand
- University Location
- Fitted Kitchens

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£650,000



view this property online williamhbrown.co.uk/Property/OAD108985



Property Ref:
OAD108985 - 0003

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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