



Apt 38, Block A, 69 Bradgate Street - LE4 0AW

Offers Over £135,000

 **NEWTON FALLOWELL**

Apartment 38

Block A, Leicester

Offered with the benefit of no upward chain, fall in love with this first floor two bedroom apartment, an ideal first time buy or investment opportunity to the edge of Leicester City Centre within the popular development of Anstey Grange. Offering excellent rental potential or perfect for that first step on the property ladder being within easy reach of Leicester Train Station and City Centre shops. Accessed via a secure communal entry system, the layout comprises a hallway, lounge diner with Juliette balcony overlooking the communal gardens to the rear, kitchen, two bedrooms and a bathroom. Outside there are communal gardens and use of the patio space to the rear of the property. There is a single car parking space with permit to the front.

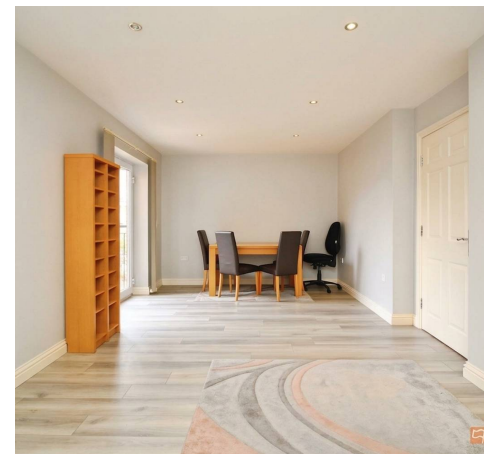
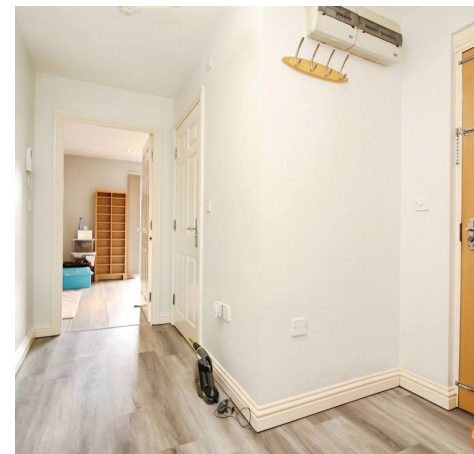
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Two bedrooms
- First floor apartment with upgraded water heater
- Available with no upward chain
- Lounge diner with Juliette balcony
- Allocated parking space
- Communal gardens
- Need independent mortgage advice? Get in touch today!
- Tenure - Leasehold / Tax Band B
- EPC Rating B
- Viewings strictly by appointment only!





Location

Bradgate Street can be found off Blackbird Road which is conveniently situated for local shops, banks, parks and leisure activities and offers excellent access into the city centre where a greater range of amenities are available. The Glenfield Hospital, Leicester Royal Infirmary and City General Hospitals are also within easy access as is the A46 linking with the M1 motorway networks.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Lease Term: 120 years from 1 July 2002 (95 Years Remaining) Service Charge: £141 per month Ground Rent: £118.00 per year Leicester City Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.



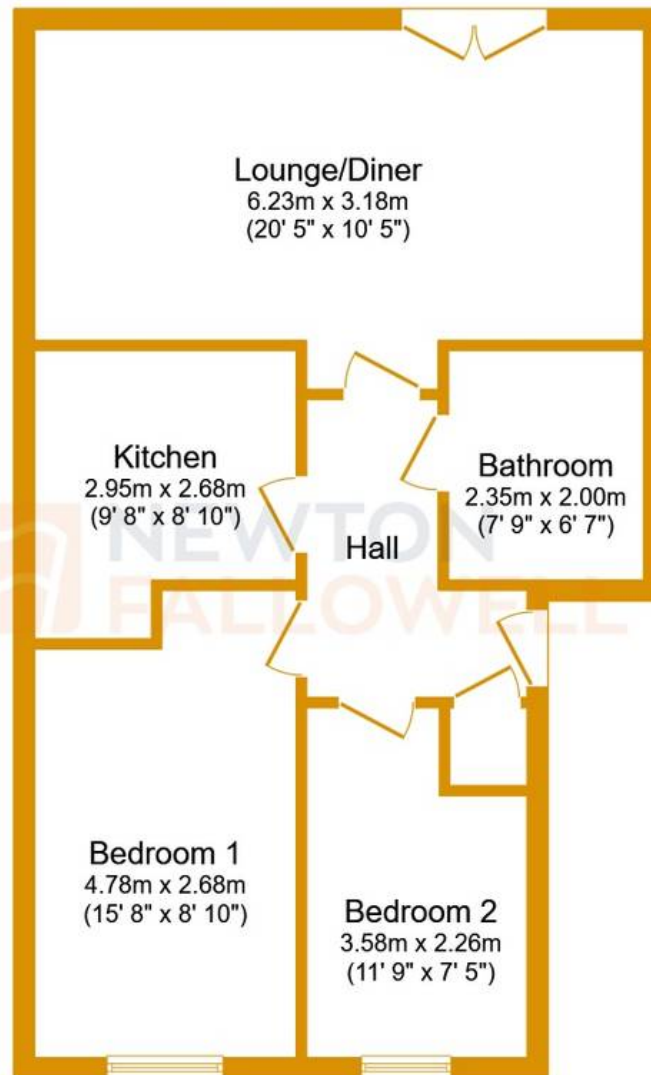
Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.





Floor Plan

Total floor area: 59.7 sq.m. (642 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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