



Tay Road, Lubbethorpe Leicester LE19 4BF

welcome to

Tay Road, Lubbethorpe Leicester

Spacious second-floor apartment in New Lubbethorpe offering three bedrooms, two bathrooms, a generous living room and kitchen/diner. Modern throughout with excellent natural light, making an ideal first home or investment opportunity.



Entrance Hall

Radiator and access to all rooms.

Lounge

Two windows and radiator.

Kitchen/Diner

Window, fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and extractor fan.

Bedroom One

Two windows, radiator and carpeted.

Bedroom Two

Two windows, radiator and carpeted.

Bedroom Three

Window, radiator and carpeted.

Bathroom

Window, bath, WC, hand wash basin and radiator.

Shower Room

Shower cubicle, WC, hand wash basin and radiator.



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welcome to

Tay Road, Lubbethorpe Leicester

- Second Floor Apartment
- Three Bedrooms
- Two Fitted Bathrooms
- Spacious Living Room
- Modern Kitchen/Diner

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1183.53

Ground Rent: 206.00

£210,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
LHS120968 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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