

FOR SALE

Granby Road Aylestone, Leicester LE2 8LP



ASKING PRICE: £270,000

- Residential Investment
- An End Terrace Property Converted To Provide 2 Self Contained Flats
- Located Off Aylestone Road, Near To Everyday Amenities
- 1 x 3 Bed Duplex Flat & 1 x 2 Bed Flat
- ERV: £21,600 PAX, 8% Yield
- Double Glazing & Gas Central Heating
- Offered With No Chain



Location

This property is located on Granby Road, which is off A426 Aylestone Road, in the area of Aylestone. The property benefits from being within a 2 minute walk to Aldi, and an array of other amenities amongst Aylestone Road. Transport links include bus services to and from areas of Leicester and a short drive away from motorway networks such as the M1.

Description

An extended, part single and party two storey end of terrace property with a loft conversion which has been converted to provide 2 self-contained flats (1 x 3 bed duplex flat) and (1 x 2 bed flat). Both flats offer generous room sizes and practical layouts, with strong rental appeal and rental demand.

The ground floor flat briefly comprises; entrance hall, kitchen diner, 3 bedrooms, shower room and a WC. The upper floor flat is set over the first and second floors and briefly comprises; lounge, kitchen, 2 bedrooms and a shower room.

The estimated rental value is £21,600 pax, providing an 8% yield. The property is offered with no chain.

Accommodation

All measurements are approximate:

Ground Floor Flat

Entrance Hall

Bedroom One – 17' 8" x 8' 1" (5.38m x 2.46m)

Kitchen Diner – 18' 7" x 10' 7" (5.66m x 3.22m)

Bedroom Two – 9' 5" x 8' 11" (2.87m x 2.72m)

Bedroom Three – 9' 5" x 8' 11" (2.87m x 2.72m)

Shower Room – 5' 10" x 4' 9" (1.78m x 1.45m)

WC – 5' 5" x 2' 8" (1.65m x 0.81m)

Upper Floor Flat

First Floor:

Landing – 17' 9" x 21' 2" (5.41m x 6.45m)

Bedroom One – 14' 7" x 11' 10" (4.44m x 3.60m)

Bedroom Two – 11' 8" x 9' 9" (3.55m x 2.97m)

Shower Room – 5' 9" x 5' 8" (1.75m x 1.73m)

Kitchen – 8' 8" x 7' 0" (2.64m x 2.13m)

Second Floor:

Living Room – 14' 6" x 21' 8" (4.42m x 6.60m)

Tenure

Freehold.

EPC

16 – Band D

16B – Band C

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

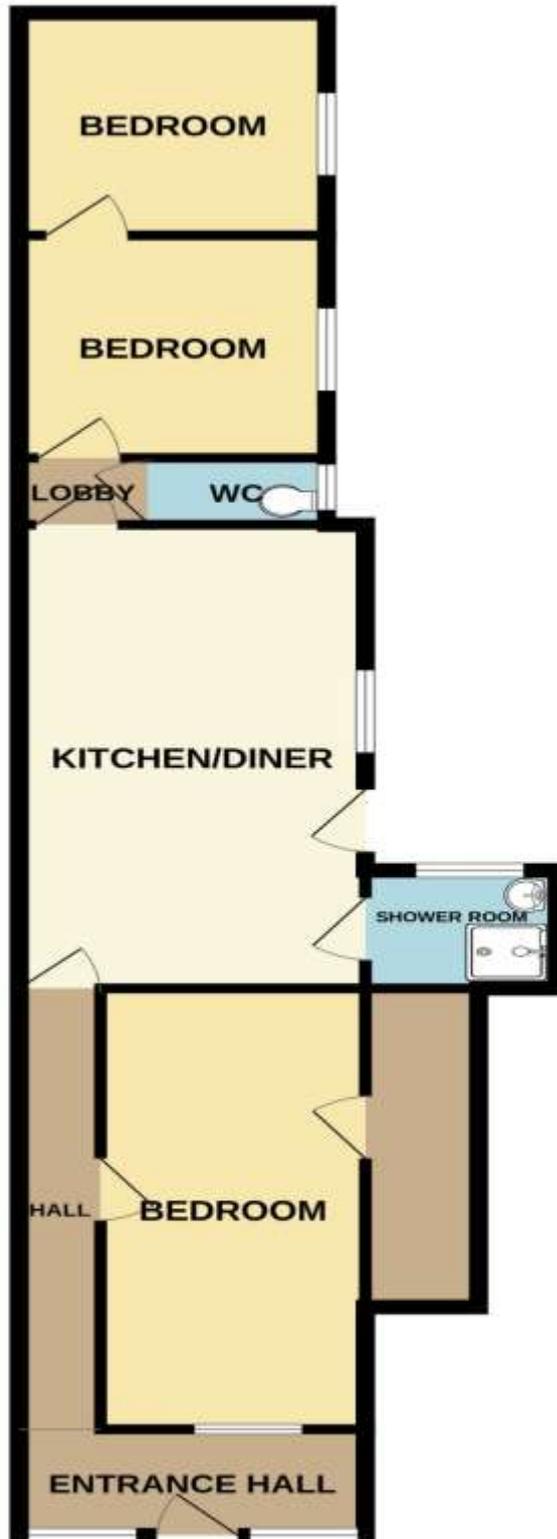
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



SECOND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.

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