



# READINGS

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## 12 Lonsdale Road

Thurmaston, Leicester, LE4 8JF

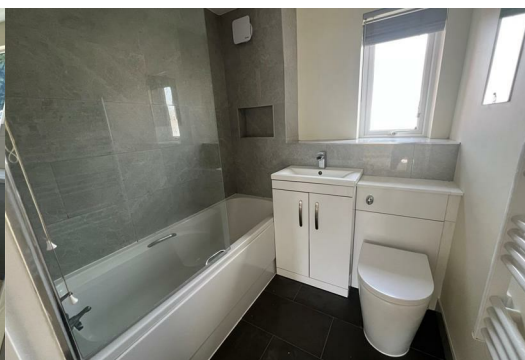
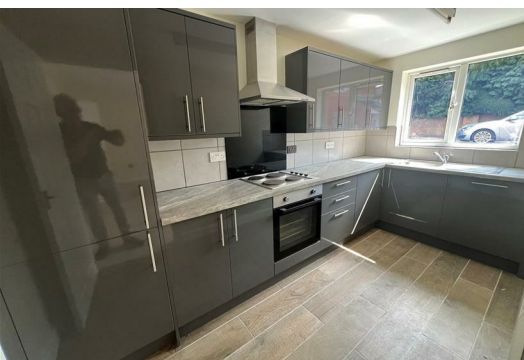
Price Guide £110,000



Investment Opportunity.

A delightful ground floor apartment in the popular district of Thurmaston. Being sold with the benefit of an extended lease upon completion and subject to the current APT in place. There is a private entrance leading to a good sized lounge with storage. A lovely fitted kitchen with built in oven, hob, fridge freezer and a refitted bathroom with a shower over the bath. There is a double bedroom with built in wardrobes. There is an allocated parking space. Excellent buy-to-let investment. Currently let at £795.00 per calendar month.

Viewing advised! Council tax band A



## Entrance Hallway

Lounge 13'11" x 12'8" (4.26m x 3.88m)

Fitted Kitchen 12'8" x 6'5" (3.87m x 1.96m)

Built in appliances.

## Inner hall

Double Bedroom 10'6" x 10'5" (3.21m x 3.19m)

With built in wardrobes

Bathroom 6'0" x 6'6" (1.84m x 2.00m)

## Outside

Designated parking to the front of the apartment.

## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Property Information

Tenure: Leashold. 99 years from the 7th July 2004. The lease will be sold with an additional 90 years term added on completion. Therefore having a 167 years unexpired term.

Local Authority:

Council Tax Band: A

Type of Construction: Traditional

Services: The property is offered to the market with mains services and electric heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Annual Estate Management Charge If Applicable: £80.00 per annum ground rent. Current service charge from 1st January 2026 to 31st December 2026 is £923.23

The property is being sold subject to the current APT in place..  
FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

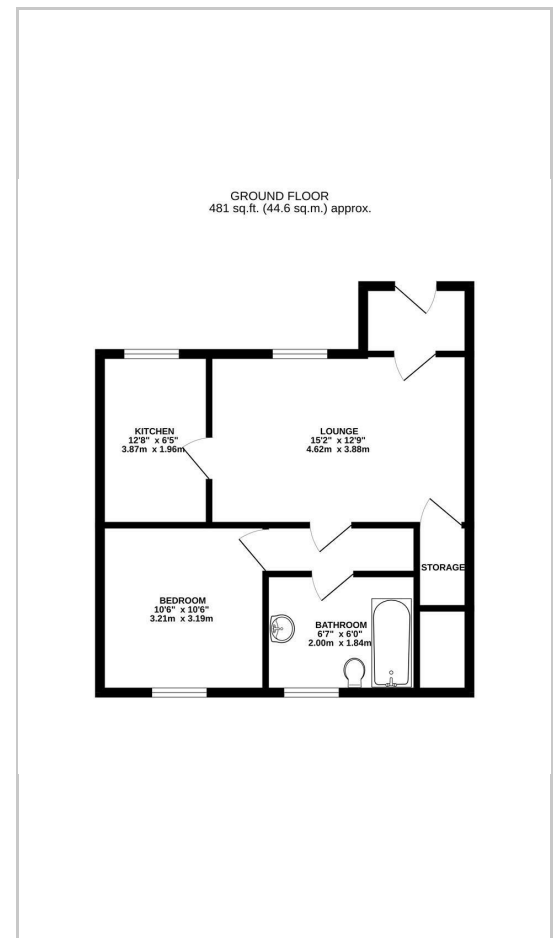
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

## Area Map



## Floor Plans



## Energy Efficiency Graph

