



# READINGS

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Orchard Street  
Leicester, LE1 3UG

**£140,000**





## Orchard Street

, Leicester, LE1 3UG

Tucked just off Belgrave Gate, this quirky property offers something a bit different right in the heart of Leicester. It even comes with its own allocated parking space in the parking area opposite.

Inside, you'll find uPVC double glazing and electric heating. The layout is unique too – on the ground floor there's an entrance vestibule and a bedroom with en suite, while upstairs opens out into a bright, open-plan living, dining and kitchen area with a mezzanine level above adding extra character.

It's a great option for a first-time buyer who's after something a little more individual than a standard flat. For investors, please note the EPC rating is currently G.

All in all, an exciting opportunity to pick up a home that stands out from the crowd in a fantastic central location.

### Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: B

Type of Construction: Brick

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

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being with Vacant Possession upon completion. 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.







## Consumer Protection Legislation

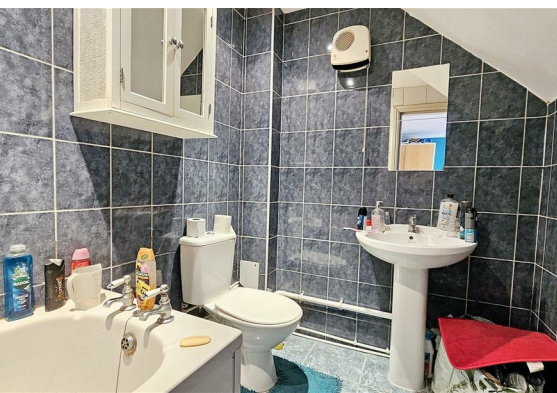
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.

## 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.





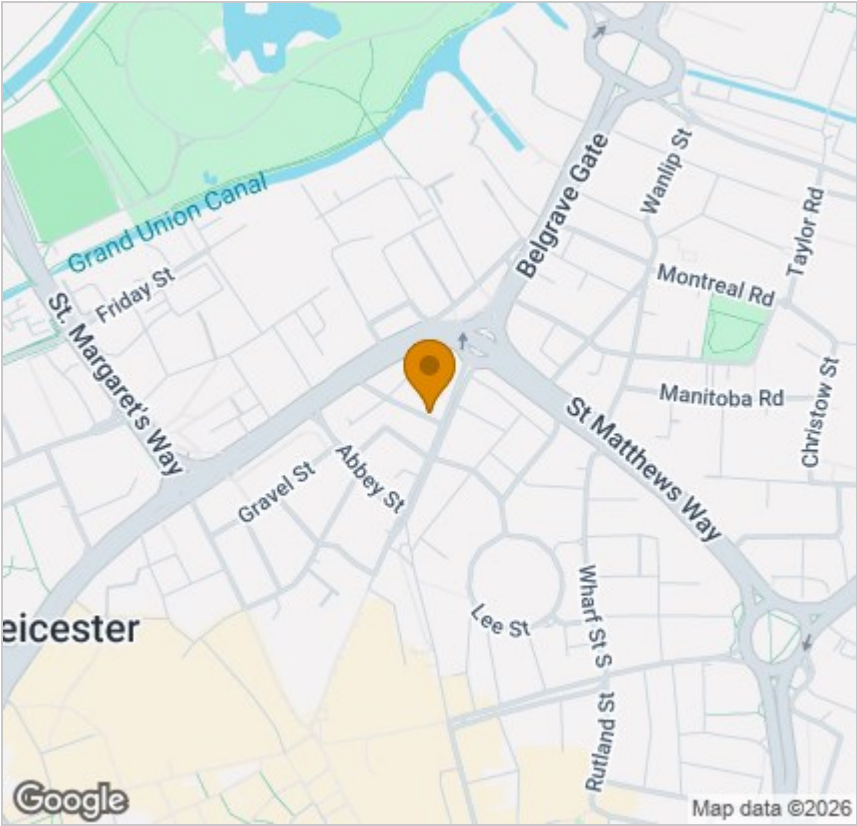
Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

