

LEASEHOLD



Flat (EPC Rating: B)

Larchmont Road, Off Anstey Lane, Leicester, LE4 0BE

Offers Over

£100,000



2 Bedroom Flat located in Leicester

***** NO ONWARD CHAIN - FIRST FLOOR FLAT - TWO BEDROOMS - ALLOCATED CAR PARKING SPACE

Seths Estate Agents are pleased to bring to market this two-bedroom first floor flat located on Larchmont Road, off Anstey Lane in Leicester. Offered to the market with no onward chain and benefitting from allocated parking for one vehicle and a communal courtyard — an ideal opportunity for first-time buyers and investors alike.

The property is accessed via a communal entrance hall and briefly comprises an entrance hall with intercom system and storage, a generous lounge, a well-appointed kitchen and dining area, two bedrooms both with built-in storage, and a family bathroom.

Contact Seths today arrange a viewing.

GROUND FLOOR

COMMUNAL

The property is accessed via a communal entrance hall, on first floor. Residents benefit from a communal courtyard and one allocated parking space.

ENTRANCE HALL

9'1" x 5'2"

Laminate flooring, radiator, storage cupboard, intercom system. Accessed via a composite door. Provides access to all rooms.

LOUNGE

15'4" x 11'9"

Laminate flooring, two radiators, two double-glazed windows to the front aspect. Provides access to the kitchen.

KITCHEN

13'11" x 11'8"

Vinyl flooring, radiator, dining area, four-ring gas hob with oven and integrated extractor over, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space for fridge, partially tiled walls, double-glazed window to the rear aspect.

BEDROOM ONE

15'10" x 8'1"

Carpeted flooring, radiator, two built-in storage cupboards, double-glazed window to the front aspect.

BEDROOM TWO

11'4" x 9'2"

Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect, double-glazed window to the side aspect.

BATHROOM

8'11" x 6'2"

Vinyl flooring, radiator, panelled bath, partially tiled walls, wash hand basin, WC, extractor.

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COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: leasehold

EPC rating: B

Council Tax Band: B

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

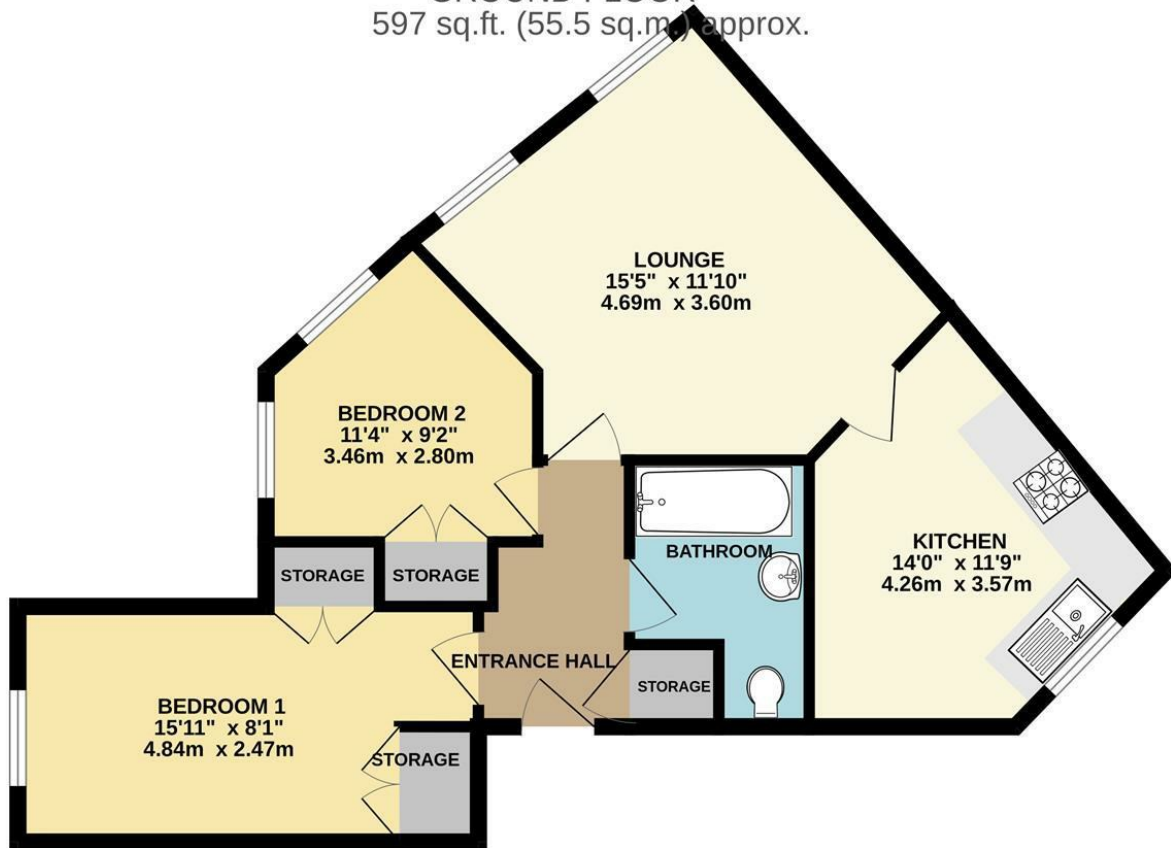
Broadband availability: Full Fibre Broadband







GROUND FLOOR 597 sq.ft. (55.5 sq.m.) approx.

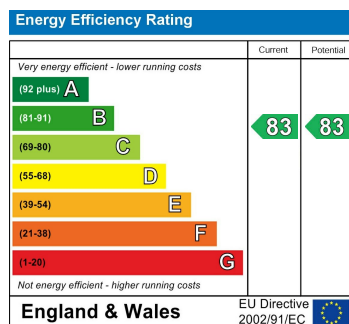


TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.