SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Price Guide of £100,000 to £110,000

Bradgate Street, Leicester, LE4 0AW

- Second Floor Apartment (Top)
- Lounge
- One Double Bedroom
- Leashold
- Residents Parking
- Entrance Hall
- Separate Kitchen
- Bathroom
- Double Glazed
- EPC C/ Council Tax A

barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

PRICE GUIDE OF £100,000 TO £110,000

BARKERS are pleased to offer a second floor (top) apartment situated off Blackbird Road with excellent access to Leicester City Centre, Hospitals and commuter routes. This property would make an excellent FIRST TIME BUYER/HOME MOVER or INVESTMENT.

Internally the property is accessed by a secure communal door comprises entrance hall, LOUNGE, KITCHEN, bathroom and ONE DOUBLE BEDROOM. Benefitting from electric heating, double glazing and permit RESIDENTS PARKING.

Early Viewing Advised

COMMUNAL ENTRANCE
Access via a secure communal door, stairs leading to second floor:

ENTRANCE HALL
Entryphone access, fitted storage housing electric boiler, loft access:

LOUNGE
10'5" x 20'7" (3.20 x 6.28)
Two electric radiators, spotlights and double glazed window to side aspect:

KITCHEN
7'3" x 9'1" (2.22 x 2.78)
Fitted kitchen with worktops over, inset sink / drainer, tiled splash backs, electric oven and hob with extractor chimney, washing machine dishwasher and fridge freezer. Double glazed window to side aspect:

BEDROOM ONE
9'11" x 12'10" (3.03 x 3.92)
Double glazed window to side aspect and electric radiator:

BATHROOM
6'10" x 6'11" (2.10 x 2.11)
Bath with mixer shower, w/c and pedestal sink, electric radiator and double glazed window to side aspect:

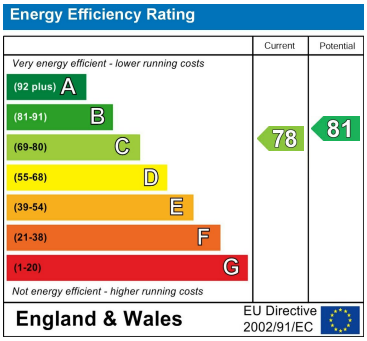
OUTSIDE
The property has communal grounds and resident permit and visitor parking:

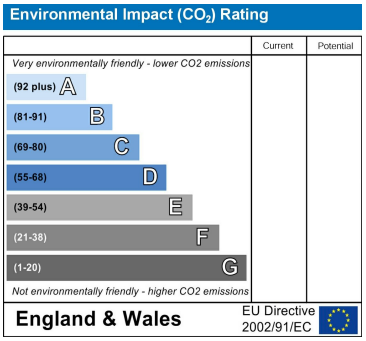
LEASE DETIALS
Managing Agent - Firstport
Lease - 120 years from 1 July 2002 (96 years remaining)
Ground Rent - £150 per annum
Service Charge £1836 per annum

AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.
MONEY LAUNDERING
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm





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THINKING OF SELLING?

WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

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