



Larchmont Road, Leicester LE4 0BW

welcome to

Larchmont Road, Leicester

Conveniently located two bedroom first floor flat, ideal for easy commuting to Leicester City Centre and close to local amenities. Features a hallway, spacious lounge, functional kitchen, two bedrooms and a bathroom. Allocated parking available.



Communal Entrance

With access to all floors.

Flat Entrance Hall

Integrated store cupboard, secure intercom and radiator.

Lounge

21' 1" x 12' 10" (6.43m x 3.91m)

Two double glazed windows to the front, two double glazed windows to the rear and two radiators.

Kitchen

6' x 10' 10" (1.83m x 3.30m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Double glazed window to the rear.

Bedroom One

10' 6" x 8' 8" (3.20m x 2.64m)

Double glazed window to the front, fitted wardrobes and radiator.

Bedroom Two

10' 4" x 5' 6" (3.15m x 1.68m)

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the rear, bath with shower over, WC, hand wash basin and radiator.

Communal Garden

With side shared access

Parking

The flat benefits from having allocated parking.



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welcome to

Larchmont Road, Leicester

- Two Bedroom First Floor Flat
- Ideal for Commuting to City Centre
- Spacious Lounge and Kitchen
- Allocated Parking Available
- Close to Bus Routes and Major Roadways

Tenure: Leasehold EPC Rating: C

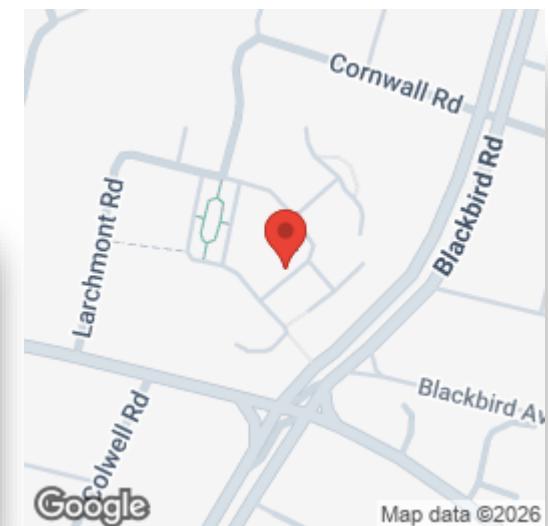
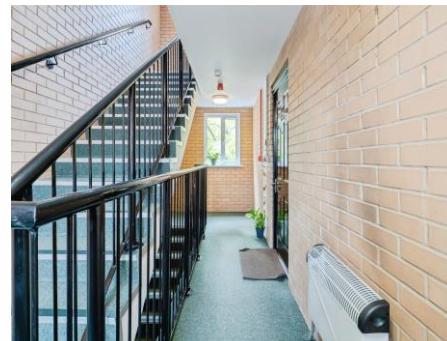
Council Tax Band: B Service Charge: 1952.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers over

£150,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
LHS118655 - 0006


william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk