



**Thurcaston Road, Leicester LE4 2QE**

**welcome to**

## **Thurcaston Road, Leicester**

Chain-free, ground-floor two-double-bedroom flat on Thurcaston Road (off Abbey Lane) with spacious reception room, fitted kitchen, three-piece bathroom and a secure communal rear area with two concrete storage rooms. Ideal for first-time buyers or investors

### **Lounge**

Window to the front, window to the rear, carpeted and two radiators.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Window to the rear and door to the side.

### **Bedroom One**

Window to the side and radiator.

### **Bedroom Two**

Window to the rear and two radiators.

### **Bathroom**

Window to the front, bath with shower over, WC, hand wash basin and radiator.





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welcome to

## Thurcaston Road, Leicester

- Ground Floor Flat
- Two Double Bedrooms
- Spacious Reception Room
- Secure Communal Storage Area
- Chain Free Sale

Tenure: Leasehold EPC Rating: C

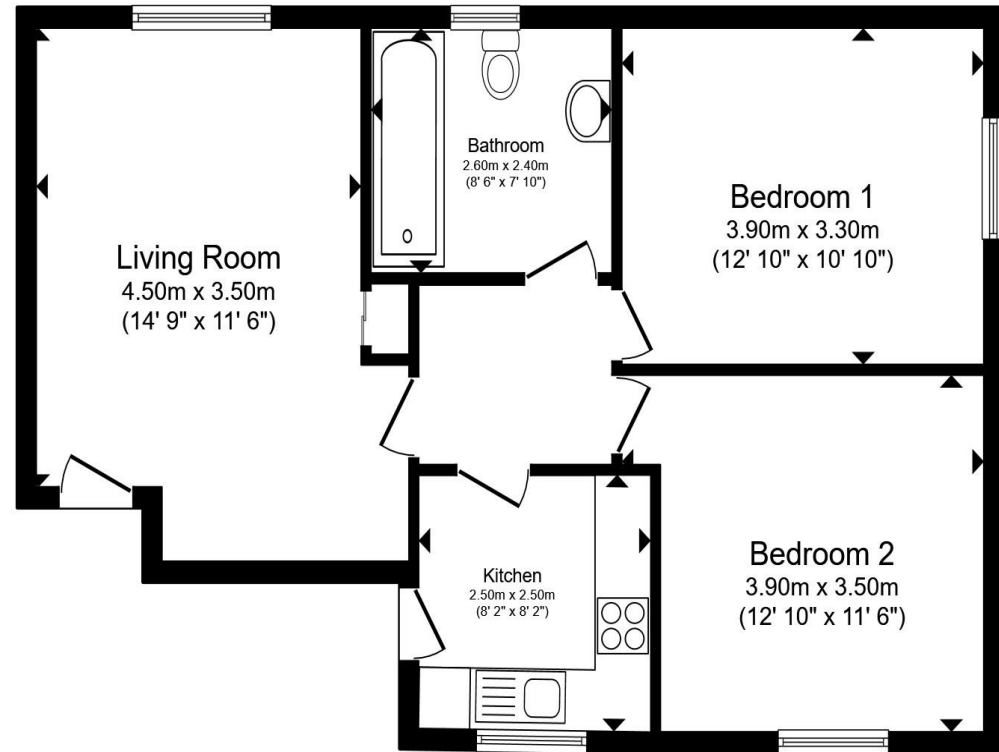
Council Tax Band: A Service Charge: 872.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Feb 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£120,000**



Total floor area 62.5 m<sup>2</sup> (673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120719 - 0006

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.

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