

**LOOK what's
coming onto
the market
soon...**



Burgess House Sanvey Gate,Leicester LE1 4BR

welcome to

Burgess House Sanvey Gate, Leicester

This two-bedroom apartment is situated within the Burgess House development, just a short distance from Leicester City Centre. Offering a spacious open-plan lounge, dining and kitchen area, two bedrooms and a bathroom, the property is ideally suited to first-time buyers, professionals and investors

Entrance Hall

Two storage cupboards and under floor heating.

Lounge

Window to the side, wooden flooring and under floor heating.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, under floor heating, wooden flooring, integrated oven, hob and fridge freezer.

Bedroom One

Window to the side, under floor heating and carpeted.

Bedroom Two

Window to the side, under floor heating and carpeted.

Bathroom

Bath with shower over, WC, hand wash basin, under floor heating and carpeted, electric towel rail and fully tiled.

Parking

The property benefits from an allocated parking space located within the secure courtyard

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Burgess House Sanvey Gate, Leicester

- Two Bedroom Apartment
- Open Plan Lounge/Kitchen/Diner
- Under Floor Heating
- Close To City Centre
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2751.00

Ground Rent: 150.00

offers in the region of

£130,000

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
LHS121368 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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