



**Malabar Road, Leicester LE1 2PD**

**welcome to**

**Malabar Road, Leicester**

A charming one bedroom first floor flat in Leicester city centre, featuring a reception room, kitchen with wall and base units, bathroom and bedroom. Perfect for first-time buyers or investors, with convenient access to local amenities



**Entrance Hall**

With security intercom.

**Lounge**

10' 6" x 10' 5" ( 3.20m x 3.17m )

Window to the rear and radiator.

**Kitchen**

7' 5" x 6' 9" ( 2.26m x 2.06m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Skylight window.

**Bedroom**

10' 10" x 8' 2" ( 3.30m x 2.49m )

Window to the rear, storage cupboard and radiator.

**Bathroom**

Skylight window, bath, WC, hand wash basin, storage cupboard and radiator.



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## welcome to Malabar Road, Leicester

- First Floor Flat
- One Spacious Bedroom
- Fitted Kitchen
- City Centre Location
- Ideal First Time/Investment Purchase

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2100.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Feb 2016.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£70,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS120347 - 0003

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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