SETHS

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# Wolsey Island Way

Abbey Park, Leicester

**Price £150,000**

0116 266 9977

www.seths.co.uk

*** IDEAL FOR FIRST TIME BUYERS & INVESTORS - CURRENTLY RENTED AT £750 PCM ***

Fantastically appointed and presented TWO BEDROOM TOP FLOOR apartment situated in the Abbey Park area.

The top floor apartment is located on Wolsey Island Way within walking distance to MELTON ROAD, Abbey Park and amenities. Briefly the accommodation comprises, entrance hall, open plan lounge/kitchen/diner, TWO BEDROOMS, bathroom and an ensuite. The property benefits from double glazing, gas fired central heating, balcony and allocated car parking space.

THIRD FLOOR APARTMENT

ENTRANCE HALL Carpeted flooring, radiator, cloakroom.

BATHROOM Tiled flooring, part tiled walls, wash hand basin, bathtub, shower block, w/c, radiator.

BEDROOM 13' 0" x 9' 6" (3.97m x 2.90m) Carpeted flooring, double glazed window.

ENSUITE Tiled flooring, part tiled walls, wash hand basin, w/c, bathtub, double glazed window, radiator.

BEDROOM 13' 3" x 8' 2" (4.05m x 2.50m) Carpeted flooring, radiator, double glazed windows.

OPEN PLAN LOUNGE/KITCHEN/DINER 20' 8" x 14' 5" (6.30m x 4.40m) Part carpeted flooring, part laminated flooring, TV point, eye level units, base level units, integrated gas cooker with oven, fridge/freezer, washing machine, part tiled walls, space for dining table, door to balcony, double glazed windows.

OUTSIDE

PARKING Permitted parking for one car.

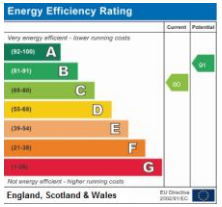
LEASEHOLD Lease information:

90 years left on lease
Service charge - £83 per annum
Ground rent - £1053 per annum

COUNCIL TAX BAND B

GROUND FLOOR





Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD


Opening Hours
Mon-Fri: 9am – 5:30pm
Sat: 10am - 1pm


Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.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