



**Huntingdon Road**  
Off Gypsy Lane, Northfields, Leicester

**£85,000**

0116 266 9977  
[www.seths.co.uk](http://www.seths.co.uk)

**\*\*NO CHAIN - POPULAR LOCATION\*\***

This one-bedroom ground floor flat located in NORTHFIELDS would make an ideal investment and is offered to the market with no upward chain. Situated just off Gipsy Lane, this property is located close to schools, shops and other amenities. The property comprises of a Hallway, Lounge/Kitchen, Bedroom and a Bathroom. The property also benefits from uPVC Double Glazing and an allocated parking space to the front.

Call Seths now to register your interest

LOUNGE / KITCHEN 22' 8" x 8' 9" (6.91 (max)m x 2.67 (max)m) Laminate flooring, uPVC Double Glazed Bay Window, Fireplace, Access to:

KITCHEN Wall and base units with worktops over, Sink with mixer taps and splashback tiles, Lino flooring

BEDROOM 11' 8" x 7' 2" (3.57m x 2.19m) Laminate flooring, uPVC Double Glazed Window

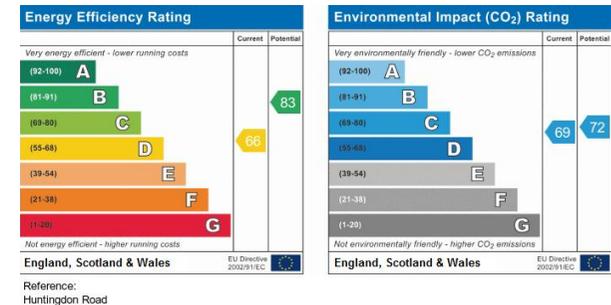
BATHROOM 3 pc suite comprising of WC, Wash Hand Basin, Bathtub with shower overhead, Lino flooring

**Belgrave Office**  
20 Loughborough Road  
Leicester  
LE4 5LD

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

OUTSIDE To the front of the property is an allocated parking space for one car

LEASE - There are approx. 117 years remaining on the lease. The service charge is approx. £375 per annum and the ground rent is approx. £50 per annum



Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars 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.

