SETHS

THINK PROPERTY...THINK SETHS









Lyndwood Court

Stoneygate, Leicester

£110,000

0116 266 9977

www.seths.co.uk

****NO CHAIN - CASH BUYERS ONLY****

A Two Bedroom GROUND FLOOR FLAT located in the popular area of STONEYGATE within close proximity to many local amenities including an abundance of shops on ALLANDALE ROAD. Ideal first time buy or investment.

Contact Seths for viewing arrangements

ENTRANCE HALLWAY Laminate flooring, Radiator, x2 storage cupboards

LOUNGE / DINER 21' 0" x 10' 11" (6.42m x 3.35m) Carpeted, Radiator, Aluminium framed window

KITCHEN 9' 10" x 8' 7" (3.02m x 2.63m) Tiled flooring, Wall and base units with worktops over, Sink with mixer tap, In-built electric hob / oven / grill, Splashback tiles, Plumbing for washing machine, Aluminium framed window

BEDROOM 1 10' 11" x 9' 5" (3.34m x 2.88m) Carpeted, Radiator, Aluminium framed window

BEDROOM 2 10' 11" x 9' 4" (3.34m x 2.87m) Carpeted, Radiator, Aluminium framed window

BATHROOM Tiled flooring, Partly tiled walls, WC, Wash hand basin with mixer tap, Bathtub with shower overhead, Extractor fan

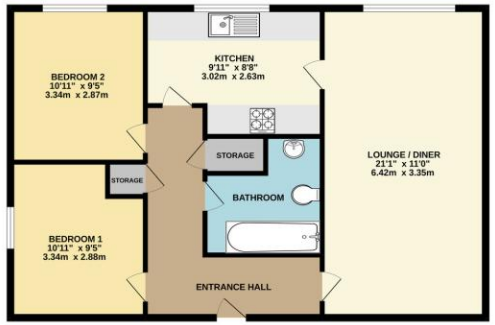
OUTSIDE Communal garden to the rear of the building. Off road parking bays for residents

LEASE We have been advised by the vendor of the following details. Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Service charge - £92 pcm
Ground rent - £35 per annum
Lease remaining - 58 years

COUNCIL TAX BAND - B

GROUND FLOOR



Humberstone Office
265 Uppingham Road
Leicester
LE5 4DG

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.