SETHS

THINK PROPERTY...THINK SETHS









Kashmir Road

St Matthews, Leicester

£135,000

0116 266 9977
www.seths.co.uk

Seths are delighted to present this well maintained two bedroom, second floor Maisonette situated in Saint Matthews within walking distance of Taylor Road Primary School and Leicester City Centre. In brief the property comprises of an entrance hallway, lounge / diner, kitchen, two double bedrooms and a bathroom. The property also benefits from uPVC double glazing, gas central heating and a shared balcony.

Viewings are by appointment only.

DOWNSTAIRS

ENTRANCE HALL Tiled flooring, staircase to first floor, storage cupboard, double glazed window facing front aspect.

KITCHEN 10' 11" x 7' 3" (3.33m x 2.21m) Tiled flooring, sink with drainer, eye level units, base level units, integrated electric hob and oven, plumbing for washing machine, space for fridge / freezer, double glazed window facing front aspect.

LOUNGE / DINER 15' 3" x 13' 7" (4.67m x 4.16m) Laminated flooring, storage cupboard, radiator, double glazed window facing rear aspect.

UPSTAIRS

LANDING Carpeted flooring, storage cupboard.

BEDROOM 14' 5" x 8' 7" (4.40m x 2.64m) Carpeted flooring, storage cupboard, radiator, double glazed window facing front aspect.

BEDROOM 8' 9" x 15' 4" (2.67m x 4.68m) Carpeted flooring, storage cupboard, radiator, double glazed window facing rear aspect, door leading to shared balcony.

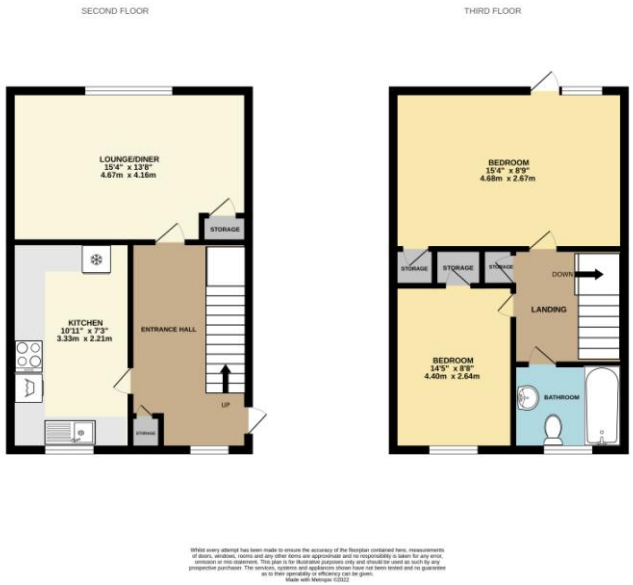
BATHROOM Tiled flooring, partly tiled walls, w/c, wash hand basin, bathtub with shower overhead, radiator, double glazed window facing front aspect.

OUTSIDE Off road parking bays for residents.

COUNCIL TAX BAND - A

LEASE - We have been advised by the vendors 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.

Term: 125 years from 31st Oct 2005
Service charge: £1,650 per annum (inclusive of unlimited heating and hot water)
Ground rent: £10 per annum



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

The Property Ombudsman

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