





# FOSSE ROAD NORTH, LEICESTER, LE3 5ER

£130,000

#### **FEATURES**

- For Sale by Modern Auction
   Three Bedrooms
   T & C's apply
- Open plan living
- Great links to City Centre
- Many local amenities nearby
- Two ensuites
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Leasehold











## 3 Bedroom Apartment located in Leicester

\*\*\*NO CHAIN - CURRENTLY RENTED AT £840PCM\*\*\*

A well presented three bedroom DUPLEX APARTMENT situated on the popular FOSSE ROAD NORTH close to the CITY CENTRE and many other local amenities. The property offers open plan living and would make an ideal first time buy.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd)

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

#### CÉRYONERNED PRETORDER

ENTRANCE HALL

#### OPEN PLAN LOUNGE / KITCHEN / DINER

22'3" (max) x 19'9"

Part laminate / part lino flooring, partly tiled walls, wall and base units with worktops over, sink with mixer tap, 4 ring electric hob, x2 electric radiators, plumbing washing machine, breakfast bar area, x2 sash windows + uPVC double glazed windows

#### BEDROOM 3

14'4" x 6'2"

Laminate flooring, radiator, sash window + uPVC double glazed window

#### SHOWER ROOM

Tiled flooring, partly tiled walls, wash hand basin with mixer tap, shower cubicle, towel radiator, extractor fan

WC.

WC, lino flooring

#### FIRST FLOOR

#### BEDROOM 1

14'4" x 11'2" (max)

Carpeted, electric radiator, x2 sash windows + uPVC double glazed windows

#### BEDROOM 1 ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, lino flooring, partly tiled walls, towel radiator

#### BEDROOM 2

12'0" x 11'1"

Carpeted, electric radiator, x2 sash windows + uPVC double glazed windows

#### BEDROOM 2 ENSUITE

WC, wash hand basin with splashback tiles, bathtub, shower cubicle, towel radiator, tiled flooring, partly tiled walls

#### OUTSIDE

Off road parking spaces on a first come first serve basis to the rear of the dwelling

#### COUNCIL TAX BAND - C

#### LEASE

We have been advised by the vendors of the following details. Please note these are approx. figures. Please also 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.

Lease remaining - 106 years Ground rent = £195 per annum Service Charge = £1000 per annum

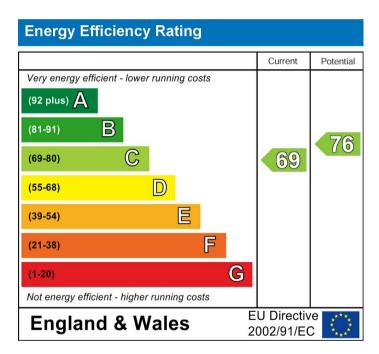
#### Call us on

### 0116 266 9977

info@seths.co.uk
www.seths.co.uk

**Council Tax Band** 

C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

