

FOR SALE



FOSSE ROAD NORTH, LEICESTER, LE3 5ER

£130,000

FEATURES

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



 **SETHS**

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.

GROUND FLOOR

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"

Laminated 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

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www.seths.co.uk

Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

 **SETHS**