

LEASEHOLD



Maisonette

STUBBS ROAD BELGRAVE LEICESTER LE4 6DU

PRICE:

£170,000

FEATURES

- Two Bedroom
- Leasehold
- Ideal Investment or First Time Purchase
- Separate Toilet and Bathroom
- Belgrave
- Maisonette
- Hot Water and Heating Inc. With Service Charge
- Double Glazing
- Off - Road Car Parking
- Modern Finish



 **SETHS**

2 Bedroom Maisonette located in Leicester

ENTRANCE HALL

Tiled flooring, open access to the Kitchen/Diner, stairs leading to the first floor,

OPEN PLAN KITCHEN AND DINER

15'0" x 8'2"

Tiled flooring, double-glazed window facing the rear aspect, base and eye level units, integrated four-ring induction burner with oven, plumbing for a washing machine, radiator, store room, storage area under stairs, access into the lounge.

LOUNGE

14'10" x 11'5"

Wooden flooring, double-glazed window facing the rear aspect, uPVC door leading to the garden, radiator.

FIRST FLOOR

LANDING

Carpeted flooring, provides access to all rooms on the first floor, radiator.

BEDROOM 1

12'5" x 11'3"

Carpeted flooring, radiator, double-glazed window facing the front aspect.

BEDROOM 2

11'3" x 9'9"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

W/C

Vinyl flooring, storage cupboard, toilet

BATHROOM

Vinyl flooring, polyvinyl bathtub, partially tiled walls, wash hand basin.

OUTSIDE

To the front, the property features a slabbed front garden with a storage area, secluded by a wooden fence along the perimeter. To the rear, the property features a small garden secluded by wooden fencing along the perimeter.

LEASEHOLD

Service charge £2172.48 yearly / Ground rent £10.00 yearly / 103 years left on the lease.

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Leasehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,457.01

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

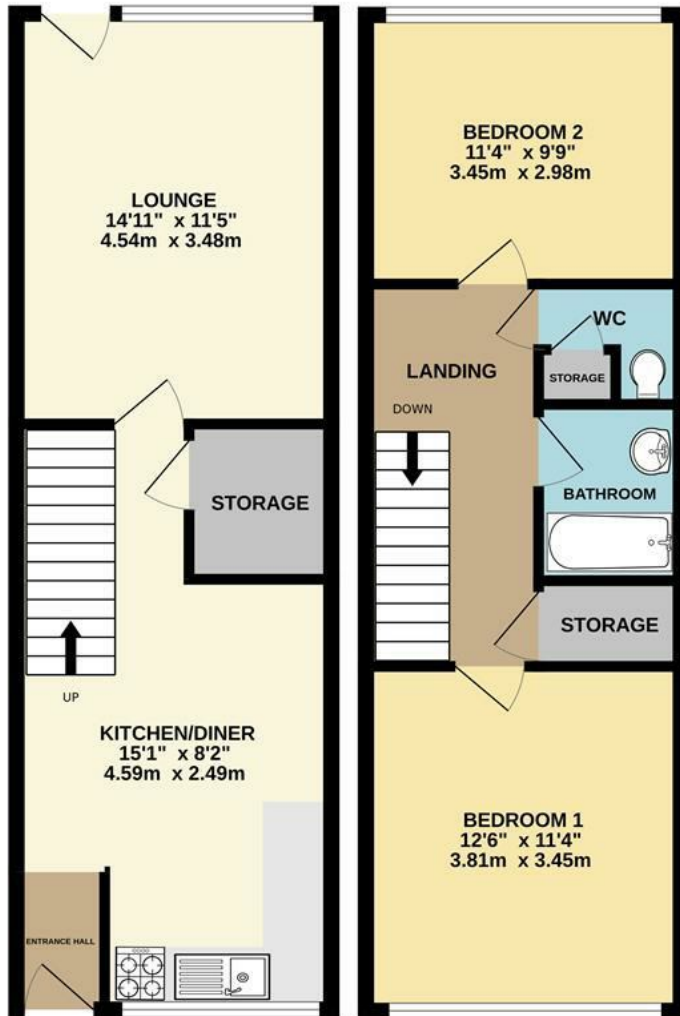
Broadband availability: Fibre



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

GROUND FLOOR

1ST FLOOR



Call us on

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www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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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