

FOR SALE



# GROSVENOR GATE HUMBERSTONE LEICESTER LE5 0TL

£97,000

## FEATURES

- No chain
- Local amenities nearby
- Stylish one bedroom flat
- Spacious Bedroom
- Private Entrance
- Currently rented at £695pcm
- First floor flat
- Modern shower room
- Lounge / Kitchen
- Off road parking



 **SETHS**

# 1 Bedroom Flat located in Leicester

A beautiful 1 Bedroom First Floor Flat located on Grosvenor Gate in the Humberstone Area.

This property is conveniently located close to amenities and would make an ideal first time buy / investment.

Contact Seths to register your interest

## ENTRANCE HALL

## LOUNGE / KITCHEN

17'10" x 12'7"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, washing machine, fridge / freezer, laminate flooring with underfloor heating, single glazed window

## BEDROOM

15'5" x 8'11"

Laminate flooring with underfloor heating, airing cupboard, x2 single glazed windows

## SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled walls, partly tiled walls, electric towel radiator

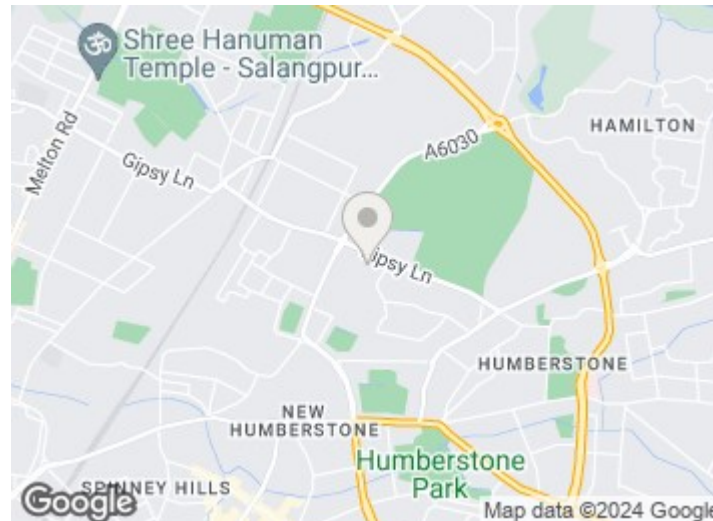
## LEASE

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.

Lease Remaining - 106 yrs  
Ground Rent = £100 per annum  
Service Charge = £805.20 per annum

## ADDITIONAL INFO

Tenure: Leasehold  
EPC rating: C  
Council Tax Band: A  
Council Tax Rate: £1,528.34  
Mains Gas: No  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Superfast Fibre Broadband



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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**A**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.