

LEASEHOLD



House - Townhouse (EPC Rating:)

STUBBS ROAD, BELGRAVE, LEICESTER, LE4
6DU.

Offers Over

£220,000



3 Bedroom House - Townhouse located in Leicester

3-Bedroom Maisonette on Stubbs Road, Belgrave. NO CHAIN.

Upon arrival, there is a well-maintained slabbed front garden, step inside to find an open-plan dining room and kitchen. Adjacent is a lounge area, with access to the rear garden. On the first floor, you'll find two generously sized bedrooms. The convenience of a separate W/C and shower room adds practicality to the layout. On the Second floor you will find another ample sized bedroom.

It's important to note that this property is leasehold, with approximately 103 years remaining on the lease. The service charge amounts to £2,861.28 yearly and includes a contribution to the hot water and heating bills. Additionally, the ground rent is £10.00 yearly.

Don't miss out on the opportunity to make this delightful maisonette your new home. Contact Seths today to arrange a viewing.

ENTRANCE HALL

Carpeted flooring, open access into the Kitchen/Diner.

KITCHEN/DINER

21'1" x 11'5"

Carpeted flooring, stairs leading to the first floor, access to all rooms on the ground floor, radiator, base level and eye level units, stainless steel sink, double glazed window facing the front aspect, plumbing for a washing machine.

W/C

Storage area, providing access into the W/C, toilet, and wash hand basin.

LOUNGE

14'6" x 11'5"

Carpeted flooring, radiator, door providing access to the garden, double-glazed window facing the rear aspect,

FIRST FLOOR

LANDING

Carpeted flooring, providing access to all rooms on the first floor, stairs leading to the second floor, radiator, 2X storage cupboards

BEDROOM 1

11'5" x 9'6"

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

BEDROOM 2

11'5" x 10'2"

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

W/C

Toilet, airing cupboard.

BATHROOM

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

SECOND FLOOR

LANDING

Carpeted flooring, storage cupboard, access to bedroom three

BEDROOM 3

11'5" x 9'6"

Laminate flooring, radiator, double glazed window facing the front aspect

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 slabbed garden with a wooden patio area, secluded by wooden fencing along the perimeter.

LEASEHOLD

Service charge £2,861.28 yearly / Ground rent £10.00 yearly / 103 years left on the lease.

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Leasehold

EPC rating: TBC

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





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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Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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