

LEASEHOLD



Flat (EPC Rating: D)

HUNTINGDON ROAD, NORTHFIELDS,  
LEICESTER, LE4 9GF

PRICE:

£75,000

 **SETHS**

 1  1  1  D

# 1 Bedroom Flat located in Leicester

**\*\*\* NO CHAIN - 1 BEDROOM GROUND FLOOR FLAT - TWO CAR PARKING SPACES \*\*\***

Situated on Huntingdon Road in Northfields, this ground floor 1-bedroom flat boasts parking space for two vehicles. The property features a lounge, a bedroom complete with built-in wardrobes, a well-appointed kitchen, and a bathroom. Heating is provided by electric heaters, and the property benefits from double glazing throughout.

**Contact Seths Today to Arrange A Viewing 0116 266 9977**

## ENTRANCE HALL

Carpeted flooring, intercom system, consumer unit, wooden door to enter, providing access to all rooms in the flat, double glazed window facing the side aspect

Council Tax Rate: £1,528.34

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

## BATHROOM

Vinyl flooring, polyvinyl bathtub, partially tiled walls, toilet wash hand basin, storage cupboard to include water tank

## BEDROOM

11'10" x 10'5"

Carpeted flooring, electric radiator, inbuilt storage cupboards, double-glazed window facing the rear aspect.

## LOUNGE

11'10" x 11'3"

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

## KITCHEN

7'1" x 5'8"

Vinyl flooring, space for a small fridge, plumbing for a washing machine, space for a cooker with oven, stainless steel sink, base and eye level units.

## COMMUNAL AREA

## OUTSIDE

Outside there is allocated parking for two vehicles

## LEASEHOLD

## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION

Tenure: Leasehold

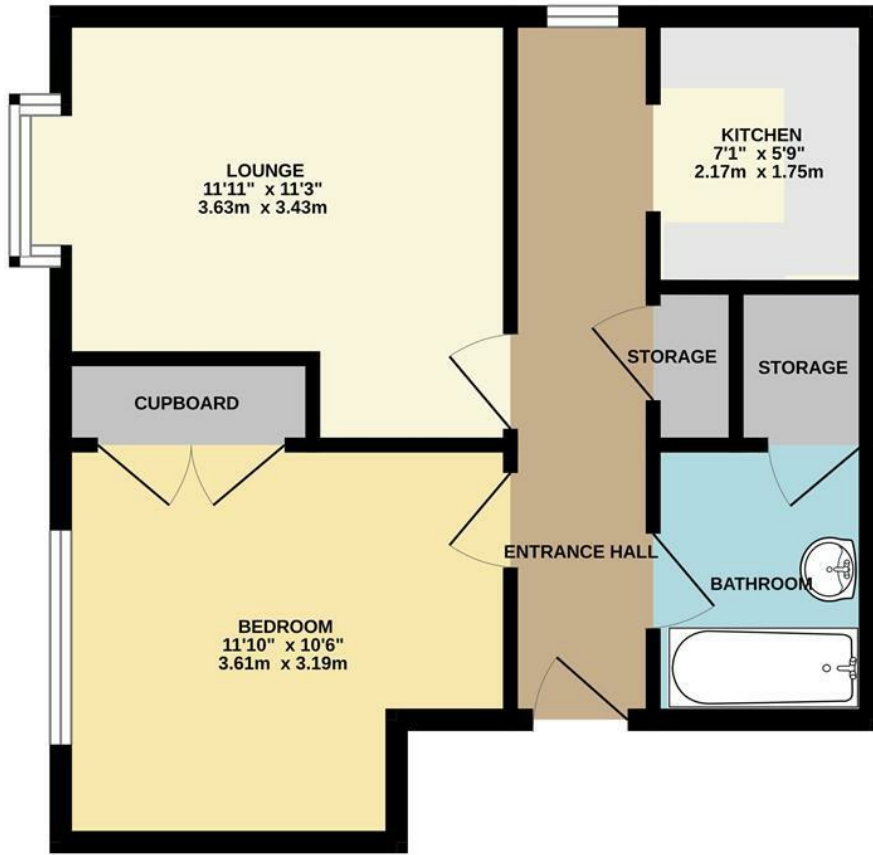
EPC rating: D

Council Tax Band: A





GROUND FLOOR

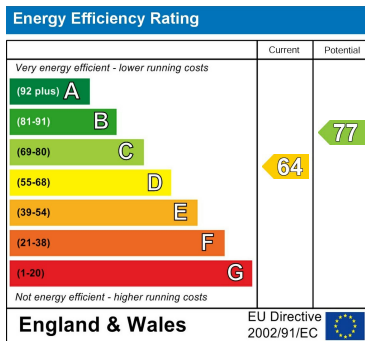


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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