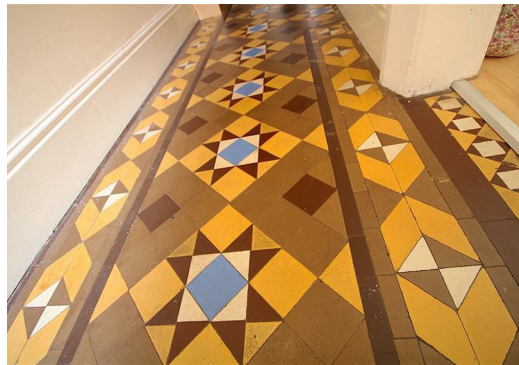




Glenfield Road,

Leicester, Leicestershire, LE3 6AU

Offers In The Region Of £115,000



NEWTONFALLOWELL



Calling buy to let investors in search of an exiting investment opportunity, this one bedroom ground floor flat is currently rented at £495 per calendar month and is located on the popular Glenfield Road, ideal for access into the city centre. Benefiting from double glazing and gas central heating, the layout includes an entrance hall with character tiled flooring, lounge with bay window, double bedroom, modern fitted kitchen diner and bathroom. Outside there is a low maintenance courtyard. Viewing highly recommended to fully appreciate this convenient location and setting.

Accommodation

Wooden glazed front entrance door opens into the:

Entrance Hall

Presented with characterful tiled flooring, the entrance hall gives access to the majority of the accommodation. With a central heating radiator and ceiling coving.

Lounge

12'9" not into bay x 11'7" (3.89m not into bay x 3.53m)

Enjoying light provided by a walk in bay window to the front elevation, the primary reception space is presented with wood effect flooring and offers a central heating radiator and picture rails.

Double Bedroom

14'2" max x 11'8" (4.32m max x 3.56m)

A double room with french doors to the courtyard, central heating radiator and wood effect flooring.

Kitchen Diner

15'2" x 8'7" (4.62m x 2.62m)

Fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and splashbacks. Features include a built in 'Lamona' oven with four ring hob and extractor hood above, inset sink and drainer unit with mixer tap, space for fridge freezer and washing machine and a wall mounted Worcester Bosch central heating boiler. Affording space for table and chairs, there is two side elevation windows, tiled flooring, central heating radiator and side access door to the courtyard. A door also leads to the:

Bathroom

5'9" x 8'5" (1.75m x 2.57m)

Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and mixer tap and low level wc, all with complementary tiled surrounds. Featuring an obscure side elevation window, chrome heated towel rail and extractor fan.

Outside

Outside there is a low maintenance paved courtyard with brick wall boundaries and outside store.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the first exit onto New Parks Road. Take the second exit at the first roundabout and continue along New Parks Road. At the next roundabout, take the third exit onto Glenfield Road where the ground floor flat can be found.

Services, Tenure And Council Tax

All mains services are available and connected to the flat which is

gas centrally heated. The property is leasehold. Please be aware that there is an absentee freeholder. Please call us for further details on the lease. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce Heritage Estates, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals

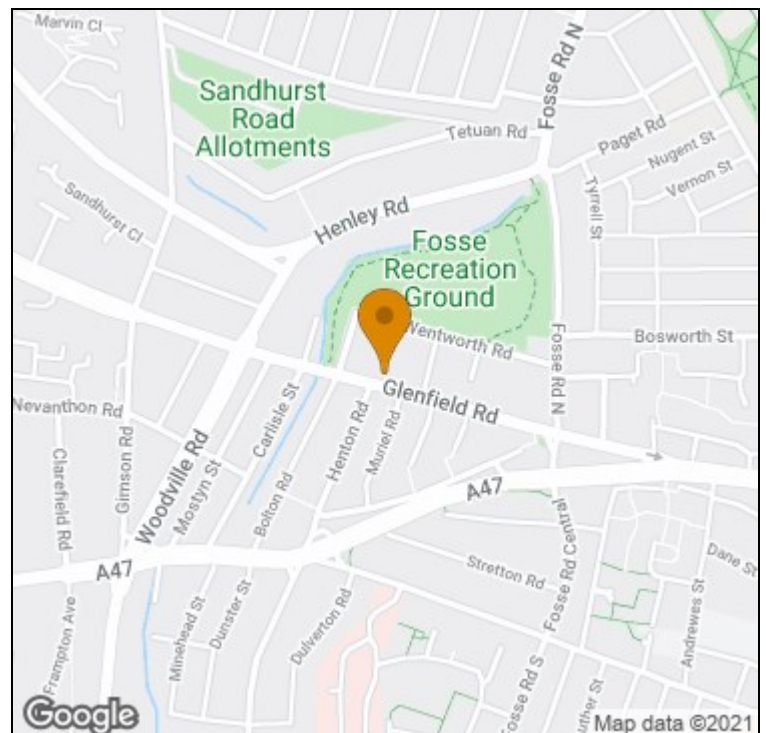
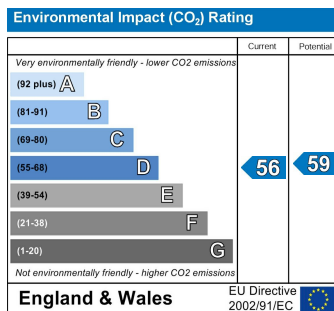
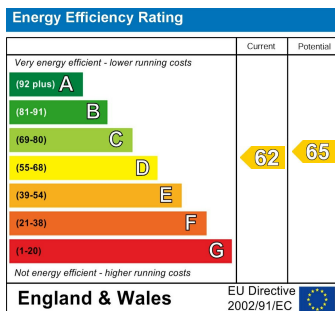
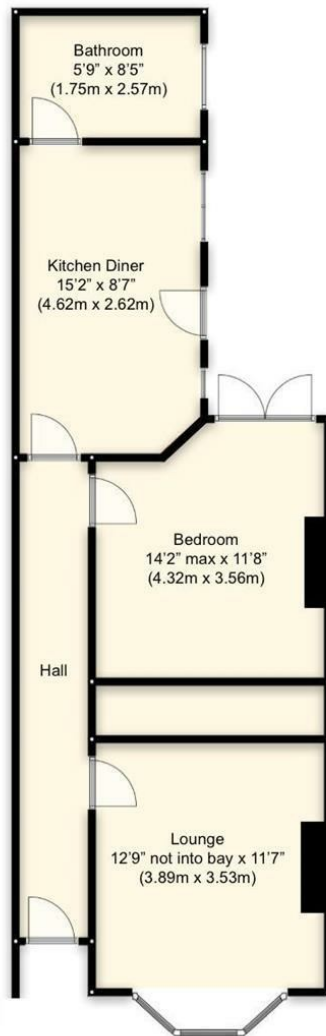
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

Please Be Advised

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an employer at Newton Fallowell Estate Agents.



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