



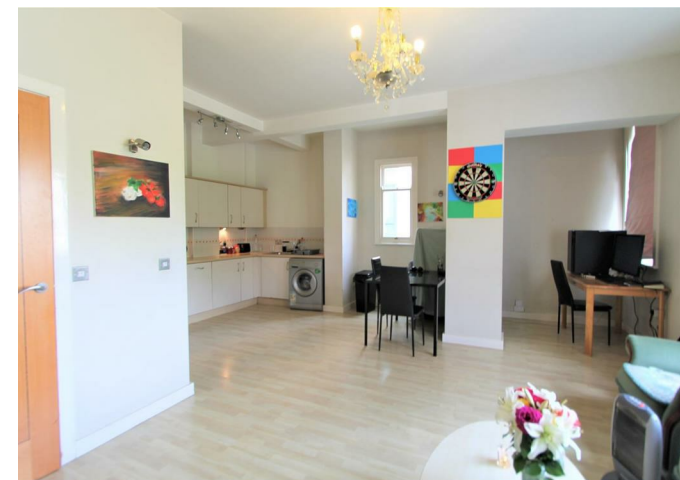
Princess Road East,
Leicester, Leicestershire, LE1 7DQ

NEWTONFALLOWELL 

Princess Road East,
Leicester, Leicestershire, LE1 7DQ
Guide Price £189,995

This delightful UPPER GROUND FLOOR TWO DOUBLE BEDROOM AND TWO BATHROOM APARTMENT has a wonderful Georgian façade overlooking De Montfort Square Park within the New Walk area of Leicester LE1 and having easy access to London Road and Leicester City Centre: Newton Fallowell Oadby are pleased to offer For Sale this spacious and well proportioned apartment having high ceilings, traditional features and being an ideal first time buy or investment opportunity. The accommodation briefly comprises of a communal entrance leading to a hallway with spacious lounge/diner to the front having an open plan kitchen. There are two double bedrooms along with a modern shower room and en-suite. Outside there is a small paved area to the front with on street car parking and pleasant views. Offered with No Upward Chain. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Communal entrance door leading to a private internal door with hallway having laminate flooring, underfloor heating, consumer unit and doors to all rooms.

Lounge/Diner

19'9" x 12'11" (6.04 x 3.95)

Spacious and light lounge/diner having high ceilings, hardwood sash windows to the front and side aspects, laminate flooring, electric wall heaters and open plan to the kitchen.

Kitchen

13'8" x 7'3" (4.19 x 2.23)

Fitted kitchen having laminate flooring, part tiled walls, base and wall mounted storage cupboards, electric hob with extractor hood over, integrated oven, dishwasher, plumbing for washing machine, stainless steel sink and drainer unit, space for fridge/freezer and open plan to lounge/diner.

Bedroom One

19'6" x 6'1" (5.96 x 1.86)

Double bedroom having carpet flooring, wall mounted electric heater, hardwood sash window to the side aspect, airing cupboard and door to en-suite.

En-Suite

Fitted en-suite having walk in shower with glass doors, low level flush w/c, pedestal wash hand basin, tiled floor and fully tiled walls, spot lights to ceiling, heated towel rail and extractor fan.

Bedroom Two

14'9" x 9'1" (4.52 x 2.77)

Hardwood sash window to the side aspect, carpet flooring, electric wall heater, built in wardrobe storage, double bedroom.

Shower Room

Modern fitted suite comprising of walk in shower with fitted glass screen, low level flush w/c, pedestal wash hand basin, heated towel rail, underfloor heating, spot lights to ceiling, extractor fan, tiled floor and fully tiled walls.

Outside

Shared entrance door with one other apartment, intercom phone, small paved area to the front below the lounge window.

Tenure

The property is to be sold on a long leasehold basis having a 125 year lease term from June 2003, no ground rent is payable, service charge of £128pcm (which covers grounds maintenance/repairs, communal area cleaning/maintenance, lighting, electric)

Council Tax Information

Leicester City Council - Tax Band D. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

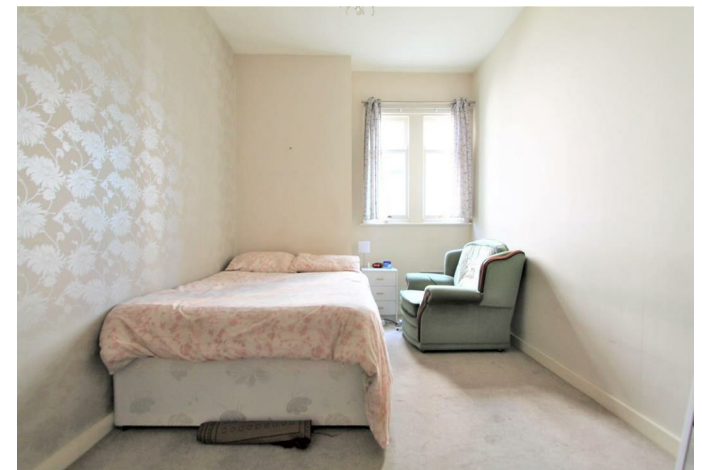
Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

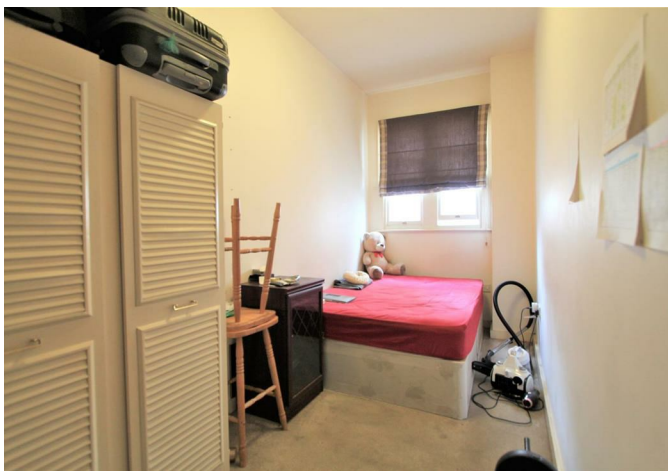
Money Laundering Regulations

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.

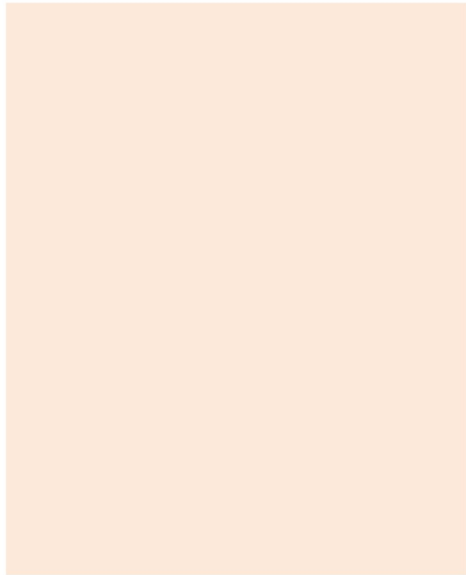
Agents Notes



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.



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	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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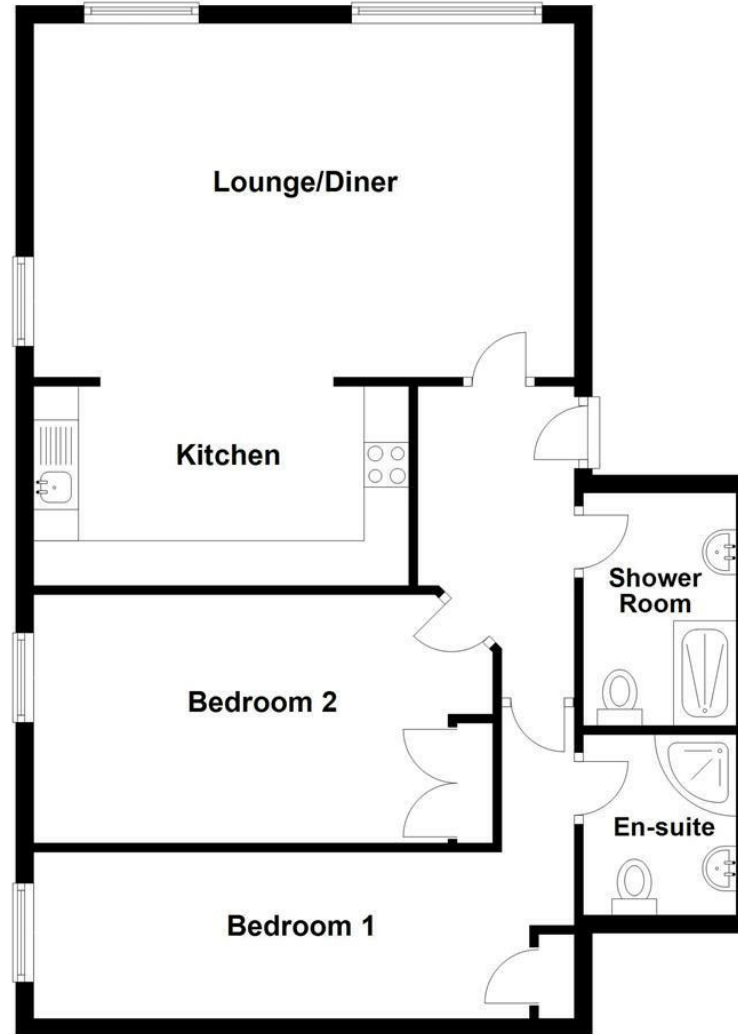
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Ground Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

