



Putting great property on the map

**114 Clarendon Park
Road
Leicester
LE2 3AE**

£195,000



*** BUY TO LET INVESTMENT ONLY *** FOR SALE SUBJECT TO CURRENT ASSURED SHORTHOLD TENANCY AGREEMENT **

Currently let on an AST generating £8,700 per annum. An excellent, ready made investment property for those looking to invest in the buy to let market. Act quickly to avoid missing out.

Lounge 13'9" x 11'5" (4.19m x 3.48m)

Dining room 11'9" x 11'4" (3.58m x 3.45m)

Kitchen 9' x 6' (2.74m x 1.83m)

Landing

Bedroom one 11'11" x 11'4" (3.63m x 3.45m)

Bedroom two 11'10" x 8'4" (3.61m x 2.54m)

Bathroom 9' x 6'1" (2.74m x 1.85m)

Agents notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate

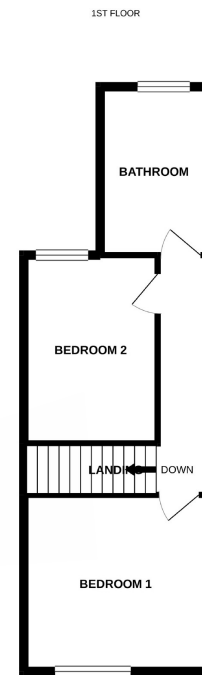
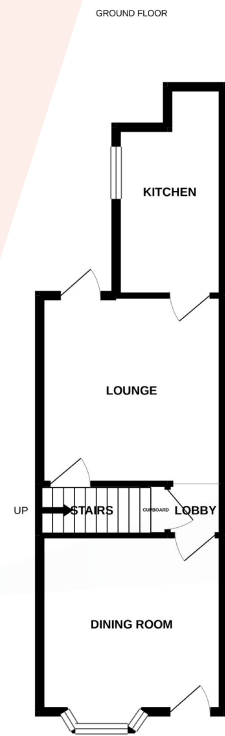
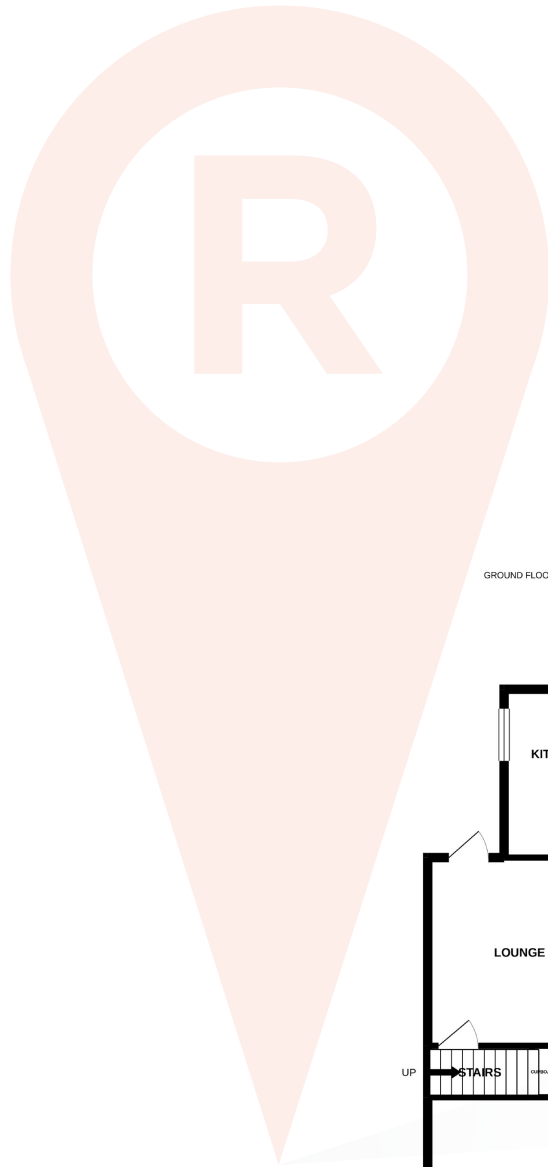
these should be checked by the purchaser for verification. sale or purchase.

Tenure

The property is being sold freehold and subject to the existing assured shorthold tenancy agreement. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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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