

FOR SALE



Victoria Road East, Leicester

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £120,000





- APARTMENT
- ONE BEDROOM
- Open Plan Kitchen Living Area
- Bathroom
- Secure gated parking
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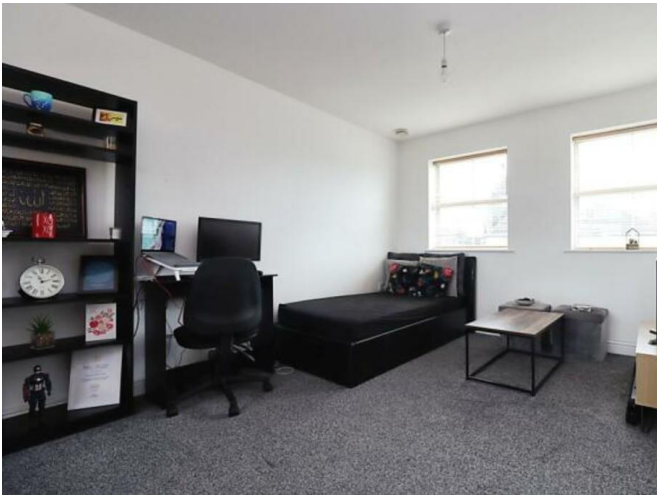
PROPERTY DESCRIPTION Offered to the market with tenants in situ, this one bedroom apartment would make an ideal addition to any landlords portfolio.

Accommodation is arranged over a single floor and comprises in brief, Entrance hall, double bedroom, bathroom with shower over bath, w/c and wash basin, open plan lounge/kitchen area with fitted appliances.

Externally there is allocated parking to the rear.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN/LOUNGE 20' 8" x 10' 6" (6.3m x 3.2m)

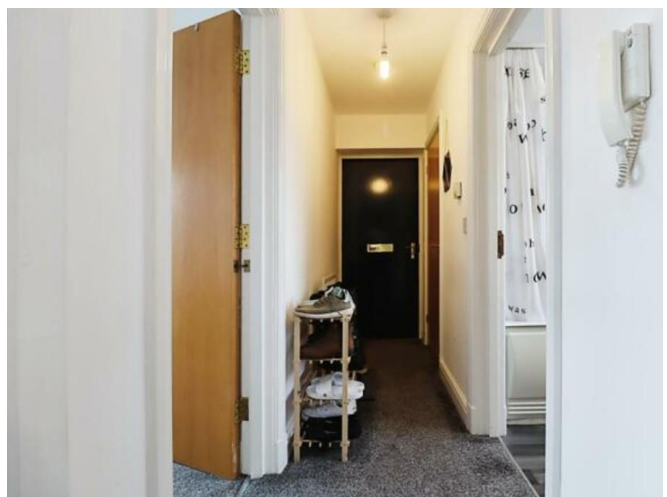
BATHROOM 7' 3" x 5' 7" (2.21m x 1.7m)

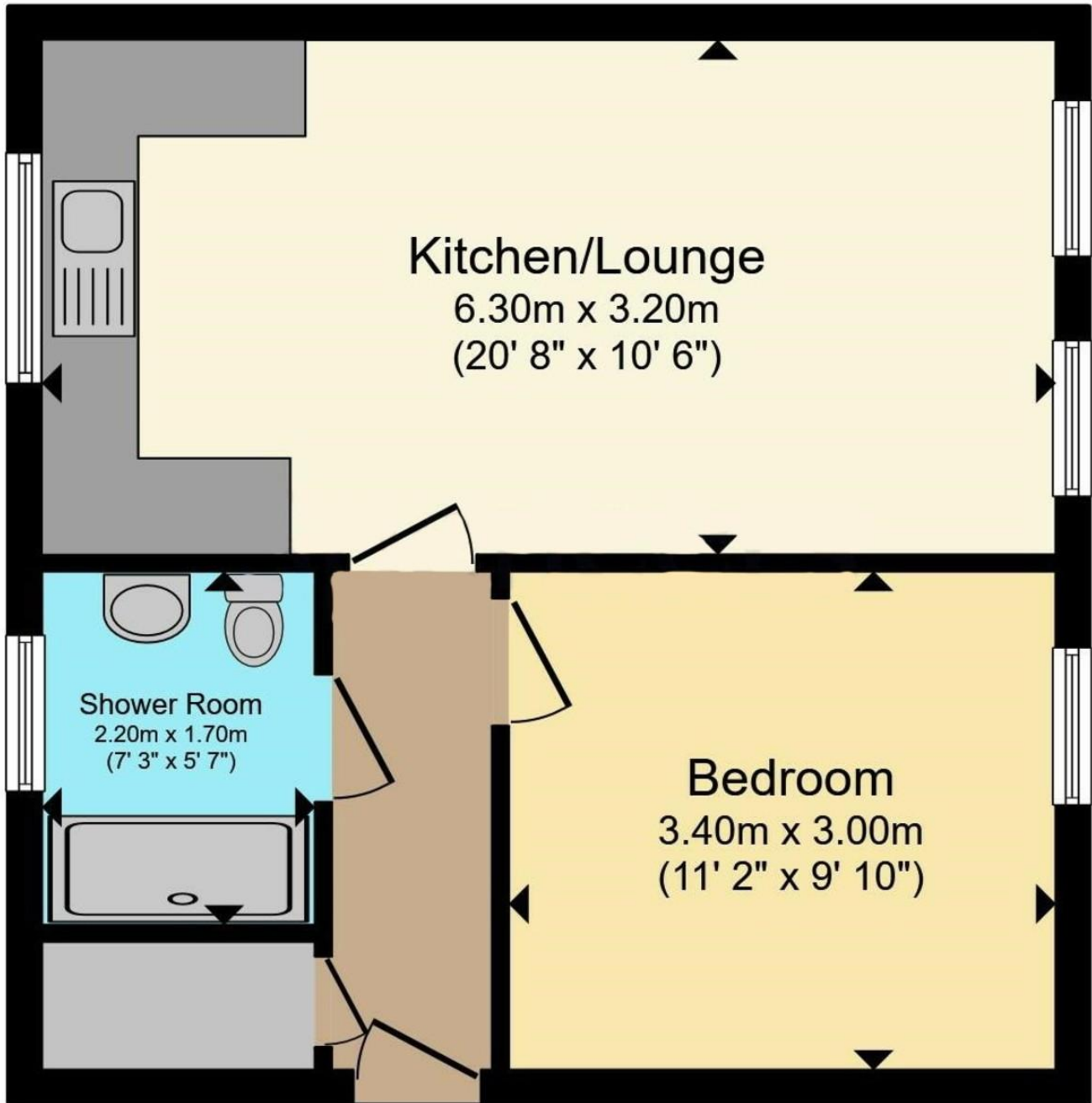
BEDROOM 11' 2" x 9' 10" (3.4m x 3m)

LEASE INFORMATION Service Charge - £1433 PA

No Ground Rent

Lease - 999 years left from 2005





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.