



Putting great property on the map

**54 Cherryleas Drive
Leicester
LE3 0LS**

£115,000



READINGS

This ground floor maisonette with an extended lease offers spacious accommodation to include an entrance area, lounge, separate kitchen, two double bedrooms, shower room and a conservatory. The property has its own rear garden and a garage located in a block. Ideal for owner occupiers and buy to let investors alike, this property is sure to sell quickly so an early viewing is recommended! No chain.

Entrance Vestibule

With a double glazed UPVC door to the front, electric heater, further door giving access to the lounge.

Lounge 5.13m x 3.41m (16'10" x 11'2")

With a UPVC double glazed window to the front, radiator, fireplace. The owners will also include the sofa and chair along with a table and sideboard.

Kitchen 3.00m x 2.65m (9'10" x 8'8")

With a UPVC double glazed window with door to the rear, range of both base and wall mounted units, work surfaces, sink and drainer, gas cooker, fridge freezer, washing machine, tiled splash backs, tiled flooring, radiator.

Inner Hallway

With a storage cupboard and airing cupboard.

Bedroom One 4.50m x 2.60m (14'9" x 8'6")

With a UPVC double glazed window to the front, fitted wardrobe with cupboards over, additional free standing wardrobe, two single beds, radiator.

Bedroom Two 3.65m into wardrobes x 2.70m (12'0" into

With a UPVC double glazed window and a door to the rear giving access to a conservatory, fitted wardrobes with cupboards over, freestanding wardrobe and sideboard/dresser, radiator, wall mounted combination boiler.

Conservatory 3.77m x 2.31m (12'4" x 7'7")

Of brick and UPVC construction with windows to the side and rear, door to the side giving access to the garden.

Shower Room 2.60m x 1.60m (8'6" x 5'3")

With a UPVC double glazed window to the rear, low level WC, pedestal wash hand basin, shower tray with curtain and electric shower, wall

mounted unit, heated towel rail.

Garage

A single garage with an up and over door, located in a block close by towards the end of Cherryleas Drive.

Tenure

The lease for the flat and garage was extended approximately 10 years ago on standard terms with a peppercorn rent and 90 years added to the term. We understand the new lease expires in March 2154. These details should be checked prior to costs being incurred.

Agent's 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

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 sale or purchase.

Surveys

Need a Chartered Surveyor? Readings undertake various types of Survey and Valuation Work, these include Homebuyer Reports, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on Expert Witness cases For more information please give us a call on 0116 2227575 or email our Survey Department on

Offer Process

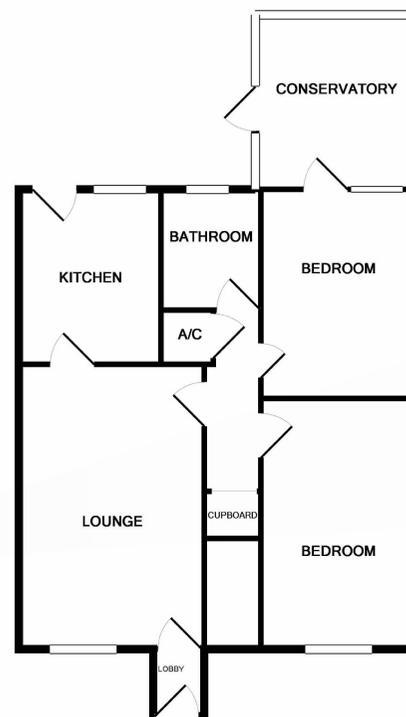
If you are interested in this, or any of our other properties, it is important

that you contact us at your earliest opportunity. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed. We therefore ask any potential purchaser to establish how they intend to fund their purchase. We offer Independent

Charity Link

Readings have teamed up with

Charity Link, a Leicester based charity who have been supporting local people in poverty, hardship or crisis for nearly 140 years. Every donation we make to Charity Link goes directly to those who most need it.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

