



Oakwood House

85 Oxford Street, Leicester, LE1 5XY

Offers Over £90,000

Property Features

- Investment Opportunity
- Close To City Centre
- Close To DMU
- Double Bedroom
- Double Glazing
- Large Kitchen/Living
- Close To Amenities
- Gas Central Heating
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Full Description

Danvers Estate Agents Leicester are delighted to offer this fantastic one bedroom apartment for sale in Oakwood House. The property is currently let at £575.00 per calendar month, if purchased at the full asking price the property would offer an attractive annual yield of over 7%. There are 84 years remaining on the lease with an annual charge for ground rent of £250 and annual service charge of £762.30.

The property is in an ideal location providing easy access to DMU, local amenities, bus routes and access to the City Centre. The property benefits from gas central heating and double glazing and comprises of one double bedroom, large bathroom, open plan lounge kitchen. The property is being sold with part-furnishings and no upward chain, in our opinion would make a great investment opportunity.

ACCOMMODATION

ENTRANCE HALL

Ground floor apartment, the hall of which is accessed via a secure entrance lobby and private hallway. Radiator, built-in storage cupboard, access door to walled courtyard.

LOUNGE/KITCHEN

25' 0" x 9' 11" (7.62m x 3.02m)

Open plan lounge and kitchen area. Two windows to front aspect and window to side, radiator.



KITCHEN AREA: Range of fitted wall and base units with work surfaces over incorporating circular sink and drainer with mixer tap over, integrated oven, gas hob and extractor hood over, plumbing and space for washing machine. Wall-mounted gas boiler.

BEDROOM

13' 3" x 8' 2" (4.04m x 2.49m)

Window to side aspect, radiator.

BATHROOM

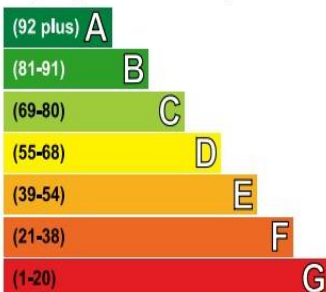
Featuring a three piece white suite comprising bath with shower over, pedestal wash hand basin and low-level WC. Radiator, extractor fan.

OUTSIDE TERRACE

Accessed via a door from the hallway in the apartment, enclosed by brick walls, and paved.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
71	75



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.