

**£129,000**

**Tetuan Road, Leicester, LE3 9SG**

- West End Location
- Ideal FTB / Investment Opportunity
- Family Bathroom & En-Suite
- One Allocated Parking Space
- EPC C
- Ground Floor Apartment
- Lounge / Diner
- Electric Heating & DG
- No Upward Chain
- View Now To Avoid Disappointment





A WELL PRESENTED GROUND FLOOR APARTMENT superbly situated within the thriving West End city suburb of Leicester, ideally placed for an array of everyday local amenities along Narborough Road or nearby Braunstone Gate, Fosse Park shopping, the motorway networks & city centre. This well appointed accommodation would provide a very comfortable starter home or investment opportunity & briefly comprises lounge/diner, fitted kitchen, two double bedrooms (one en-suite) and bathroom suite & shower, Electric heating, DG, ONE ALLOCATED PARKING SPACE, EPC D and attractive communal grounds. Early Viewing is Highly Recommended to Appreciate this Property. Offered with No Upward Chain.



#### COMMUNAL ENTRANCE

Secure communal entrance with entryphone access:

#### ENTRANCE HALL

L-Shaped hall with laminate flooring, entryphone access, smoke alarm, electric fuse board and radiators:



#### LOUNGE

**13'6" x 13'6" (4.14 x 4.13)**

Wall lights, aerial point, thermostat control, radiator, two double glazed windows:



#### ASPECT TWO



#### KITCHEN

**8'7" x 14'9" (2.64 x 4.51)**

Comprising of a range of wooden base, wall & drawer units with marble effect roll edge work surfaces over, incorporating sink unit & drainer & comprising electric single oven with integrated four ring hob with extractor over. Space provided for fridge freezer & washing machine. Ceramic tiled flooring, spots to ceiling and double glazed window:



### **FAMILY BATHROOM**

**6'5" x 8'10" (1.96 x 2.70)**

Bathroom suite is fitted three piece suite comprising panelled bath with mixer tap shower, over, shower screen, low level WC, wash hand basin, part tiled surround, fitted mirror, tiled flooring, spots and chrome heated towel rail:



### **BEDROOM TWO**

**7'8" x 14'7" (2.34 x 4.47)**

Radiator and double glazed window:

### **LEASE DETAILS**

Managing Agents: The Fosse Building (Leicester) Management Co Ltd

Ground Rent: £150 per annum

Service Charge: £800 per annum

Length Of Lease: 125 from 2005 (111 years remaining)



### **BEDROOM ONE**

**12'11" x 12'9" (3.94 x 3.91)**

Double bedroom with fitted wardrobes, radiator and double glazed window:

### **EN-SUITE**

**2'11" x 9'0" (0.90 x 2.75)**

En-suite comprising walk in shower with mixer bar shower, low level WC, wash hand basin, part tiled walls, fitted mirror, tiled flooring, spots and chrome heated towel rail:



### **OUTSIDE**

The property benefits from one off road parking space situated behind electric gates:

### **FREE VALUATION**

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

### **GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for



any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

#### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

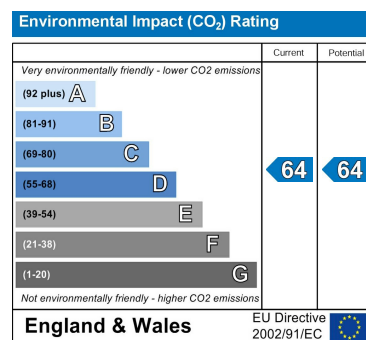
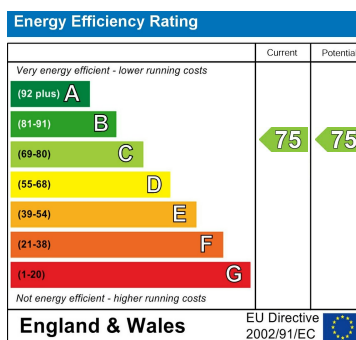
Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm,



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

