



Maplin Road

Neatherhall , Leicester, Leicestershire, LE5
1SB

Offers In Excess Of £120,000

An excellent investment opportunity has arisen within the very popular Neatherhall. This maisonette boasts off road parking and the rear has a low maintenance and well presented garden complete with a storage shed.



Property Features

- INVESTMENT OPPORTUNITY
- POPULAR RESIDENTIAL LOCATION
- MOTIVATED SELLER
- Close To Local Amenities
- Gas Central Heating
- 120 Years remaining
- Service Charge = £304.20p.a
- Ground Rent = £10p.a
- CALL KINGS TODAY

Full Description

An excellent investment opportunity has arisen within the very popular Neatherhall. This maisonette boasts off road parking a

Briefly comprising of; Entrance Hall, Lounge with fireplace, Kitchen, x2 Double Bedrooms & Bathroom, Bathroom. To the front is off road parking for two cars and at the rear there is a low maintenance and well presented garden complete with a storage shed.

Living here means you will have access to excellent links with routes to Hamilton Tesco Supermarket, Leicester City Centre and the motorway. There are local schools and Hamilton Academy within close proximity to this house. You also have good access to Uppingham Road which hosts a variety of shops that include a convenience store, takeaway restaurants and a post office.

LOUNGE 17' 5" x 11' 8" (5.31m x 3.57m)

x2 uPVC double glazed window overlooking the front, Wood panel door, Radiator, Ceiling light, Wood Laminate laid to floor.

KITCHEN 10' 5" x 8' 6" (3.18m x 2.61m)

uPVC double glazed window, Radiator, Ceiling lights, Vinyl laid to floor, 4 hob Electric cooker, Full range of fitted Eye to Base level kitchen units with worktop, Complementary splash back tiles, Inset sink with Stainless Steel mixer tap, Space for Fridge and Washing machine.

BEDROOM 1 13' 8" x 10' 0" (4.19m x 3.05m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Wood Laminate laid to floor.

BEDROOM 2 10' 5" x 10' 0" (3.19m x 3.05m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Wood Laminate laid to floor.

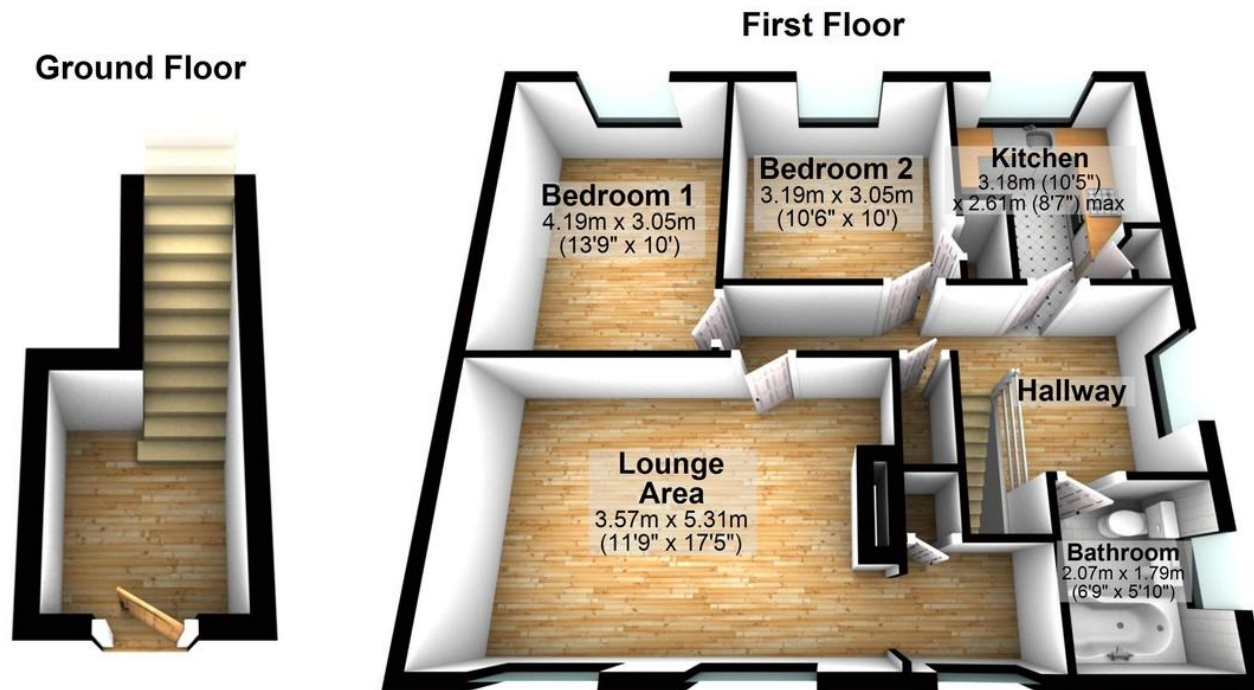
BATHROOM 6' 9" x 5' 10" (2.07m x 1.79m)

uPVC double glazed window, Wood panel door, Towel rail, Ceiling lights, Ceramic tiles laid to floor, Full tiled walls, 3 piece Bathroom suite Plastic panel bathtub with Stainless Steel mixer tap, Low level W/C and Vanity wash basin with Stainless Steel mixer tap.

OUTSIDE To the front is off road parking for two cars and at the rear there is a low maintenance and well presented garden complete with a storage shed.







Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

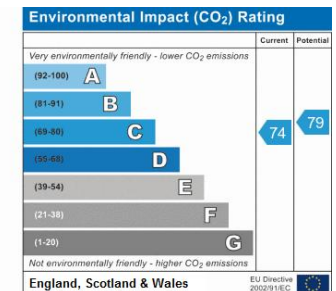
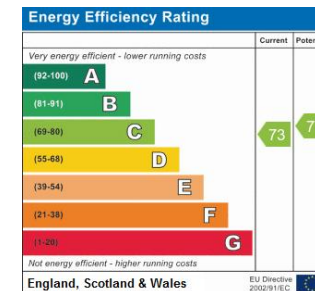
A Finders Fee may be payable.

Tenure: Leasehold

Local Authority:

Council Tax Band: Band A

Viewings: By appointment only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

