



**23 The Albany
240 London Road
Leicester
LE2 1RH**



For auction Guide Price £85,000

23 The Albany, 240 London Road, Leicester, LE2 1RH

Communal Hallway

With a door giving access to the communal hall with stairs to the first floor flat.

Entrance Hall

With door to the kitchen, lounge and WC.

Cloaks/WC

With a low level WC, wash hand basin.

Lounge 4.86m x 3.92m (15'11" x 12'10")

Spacious room with a large window to the side.

Kitchen 3.14m x 3.12m (10'4" x 10'3")

With a window to the side, base and wall mounted units, stainless steel sink and drainer, work surfaces, plumbing for washing machine, space for cooker.

Bedroom One 3.91m x 3.31m (12'10" x 10'10")

With a window to the side, fitted wardrobes.

Bedroom Two 3.32m x 3.15m (10'11" x 10'4")

With a window to the side, fitted wardrobes, with a vanity unit and wash hand basin.

Bedroom Three 2.89m x 2.26m (9'6" x 7'5")

With a window to the side.

Bathroom

Window to the side, panelled bath with shower over, WC, pedestal wash hand basin.

Outside

There is communal parking and a garage located close by within a block numbered 23.

Tenure

We understand property is leasehold with a 99 year lease first granted March 1969. We understand there is a service charge for approximately £150 per calendar month and ground rent of £25 per annum. These details should be checked and verified before any costs are incurred.

Agent's Notes

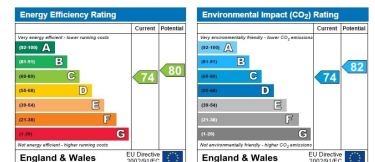
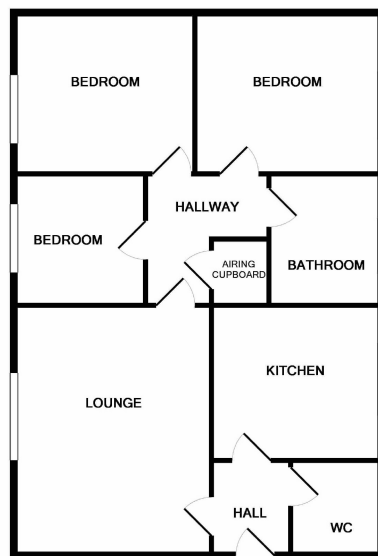
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DISBURSEMENTS

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

BUYERS ADMINISTRATION

Purchasers will be required to pay an administration fee of £1200.00 Inc VAT £1000 + VAT



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.
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48 Granby Street, Leicester, LE1 1DH
Telephone 0116 2227575

sales@readingspropertygroup.com
www.auctionhouse.uk.net/leicestershire