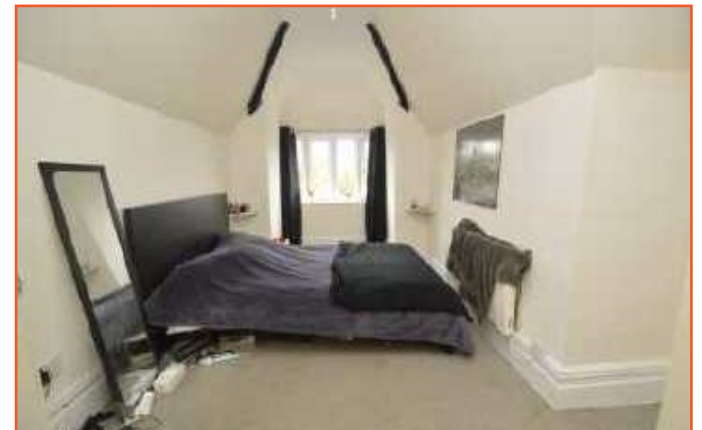




Putting great property on the map

**Flat 22 De Montfort Court
8 Stoneygate Road
Stoneygate
LE2 2AB**

£99,950



**** INVESTMENT PROPERTY **** AVAILABLE TO PURCHASE ONLY AS A BUY TO LET ****

An excellent opportunity for a buy to let investor to purchase a one bedroom, third floor flat currently let on an AST until December 2021 at £495pcm.

With a highly regarded Stoneygate address, the flat benefits from electric heating, a hall, roomy lounge with views over the city to the North. there's a small (but perfectly formed) kitchen, a double bedroom and en-suite bathroom. The tenants also enjoy use of a communal balcony terrace area.

Reception Hall

With electric panel heater.

Lounge 13'2 x 12'11 (4.01m x 3.94m)

A spacious lounge with a window providing excellent views, feature cast iron fireplace.

Kitchen 6'2 x 5'9 (1.88m x 1.75m)

With base level cupboards, built in oven/grill, 2 ring gas hob and built in fridge.

Bedroom 14'8 into bay x 9'10 max 7'11 min (4.47m into bay x 3.00m)

A large bedroom with wardrobes and airing cupboard.

En-suite bathroom/WC

With panelled bath with shower over, toilet and wash hand basin.

Tenure

The property is being sold leasehold and without vacant possession. We understand the lease has 84 years remaining of the current 125 year lease. There is a Ground Rent of £37.50 paid every 6 months and the

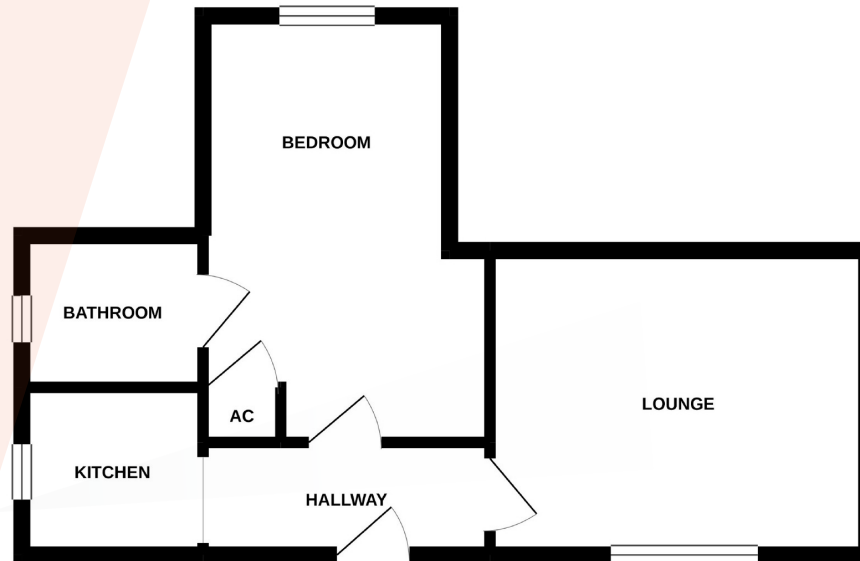
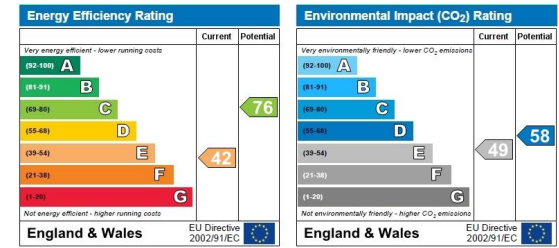
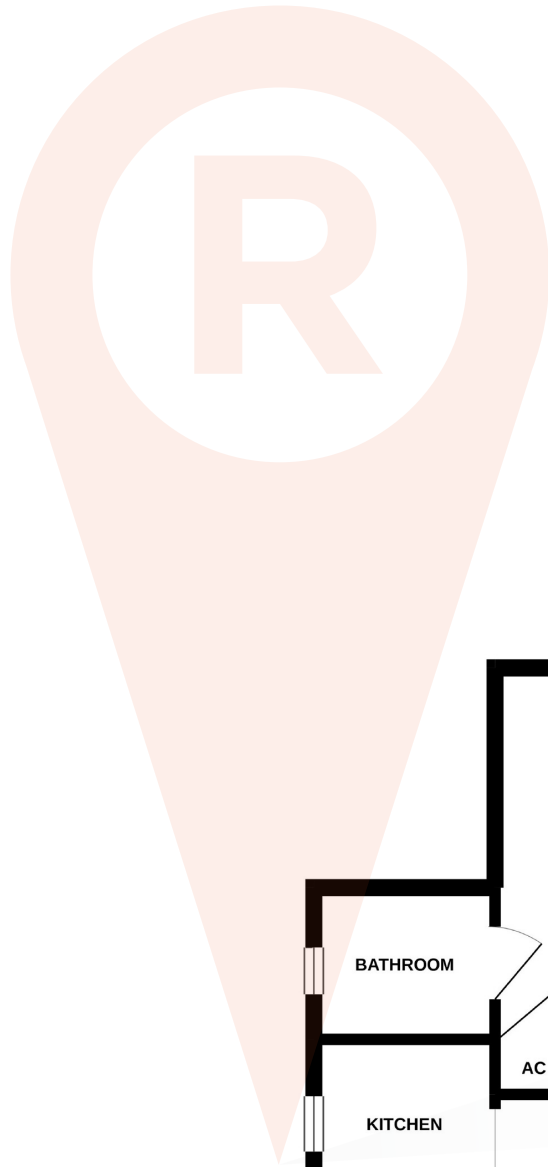
Service Charge is £570.00 paid every 6 months. Buildings insurance is included. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been

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 believed to be accurate these should be checked by the purchaser for verification.

Anti 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.



Putting great property on the map

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Meopix ©2020

