



# FLAT 6 HUMBERSTONE COURT - LEASEHOLD

123, MAIN STREET, HUMBERSTONE, LE5 1AE

PRICE £119,950

## ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



A two bedroomed first floor maisonette located in a convenient and popular location within Humberstone. The property is approached via it's own entrance lobby with staircase rising to the first floor. The landing leads to a well proportioned sitting room, kitchen, two bedrooms and family bathroom. Outside communal gardens and single garage.

#### LOCATION

The property lies some three and a half miles north of the centre of Leicester and has an excellent range of shopping and supermarket facilities, schools, bus services and recreational facilities including the nearby Watermead Country Park within easy distance.

For the commuter, the nearby ring road provides access to Junction 21 on the M1 and M69. Leicester has rail services to London St Pancras International.

#### VIEWINGS & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 242 9922.

The property may be approached from Leicester City Centre on the A47 Uppingham Road, turning left onto Tennis Court Drive where the property can be easily identified on the right hand side by an Andrew Granger & Co for sale board.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENTRANCE PORCH

Via UPVC double glazed front door and staircase rising to first floor.

##### LANDING

##### KITCHEN 8'10" x 9'0" (2.70 x 2.75)

UPVC double glazed window to the front elevation, base and wall mounted cupboards with work surface over and inset stainless steel sink and drainer unit, four ring electric hob with canopy extractor fan over and oven under, breakfast bar, plumbing for washing machine, space for fridge/freezer and ceramic tiled flooring.

##### SITTING ROOM 13'11" x 13'10" (4.25 x 4.24)

Large UPVC double glazed window to rear elevation and two wall mounted electric heaters.

##### BEDROOM 1 11'9" x 11'3" (3.60 x 3.43)

With UPVC double glazed windows to both the side and rear elevations and wall mounted electric heater.

##### BEDROOM 2 11'7" x 7'4" (3.55 x 2.26 )

With UPVC double glazed window to front elevation and wall mounted heater.

##### FAMILY BATHROOM

Comprising pedestal wash hand basin, low flush w.c, towel radiator, bath with Mira shower over and UPVC double glazed window to side elevation.





## OUTSIDE

To the rear are communal gardens.

## GARAGE 18'6" x 8'2" (5.66 x 2.51)

With up and over door.

## TENURE

The property is being sold LEASEHOLD. The original lease from 1973 has been extended in 2016 for a further 200 years until 2216. The current service charge is understood to be £300 per quarter £1200 per annum.

Service charge covers insurance for whole block and any maintenance to the building. Covers some of the tree maintenance. One of the other owners Mr John Smith maintains gardens, There used to be a gardener but they were unreliable/ not that great so John Smith offered to do it and TTs there agreed to this. It was a verbal agreement with John.

## MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

## COUNCIL TAX

Council tax band - Awaiting information from Vendor



**LOCATION**



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

- 1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
- 2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
- 3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
- 4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
- 5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
- 6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

**Call 0116 242 9922**

Andrew Granger & Co. Attenborough House,  
10-12 Rutland Street, Leicester LE1 1RD  
[www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)



[leicester@andrewgranger.co.uk](mailto:leicester@andrewgranger.co.uk)

