



Macaulay Street,
Leicester, Leicestershire, LE2 7NJ

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE2 7NJ
£110,000**

A NICELY PRESENTED AND MODERN ONE BEDROOM GROUND FLOOR APARTMENT OFFERING AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY LOCATED WITHIN THE KNIGHTON AREA OF LEICESTER LE2: Newton Fallowell Oadby are pleased to offer For Sale this well located property close to local schools, shops and amenities with excellent road and bus routes into the city centre. The accommodation briefly comprises of a communal entrance with intercom phone leading to a private ground floor entrance and hallway with open plan lounge and fitted kitchen, double bedroom and modern bathroom. There is a secure gated allocated car parking space to the rear. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Hallway

Ground floor hallway entrance having laminate flooring, consumer unit, intercom phone and doors to all rooms.



Lounge

14'8" x 8'7" (4.48 x 2.64)

Nice size lounge area which is open plan to the kitchen, double glazed windows to the front and side aspects, laminate flooring, wall mounted electric heater.

Kitchen

9'5" x 8'2" (2.88 x 2.49)

Fitted kitchen having base and wall mounted units, electric hob, oven and extractor hood over, integrated fridge and freezer, dishwasher and washing machine, vinyl flooring, part tiled walls, spot lights to ceiling and window to front aspect.

Bedroom

13'5" x 9'8" (4.10 x 2.97)

Double bedroom with window to the rear aspect, carpet flooring and wall mounted electric heater.

Bathroom

Modern fitted bathroom having low level flush w/c, pedestal wash hand basin, bath with shower over and screen, tiled floor and part tiled walls, heated towel rail, extractor fan and spot lights to ceiling with window to rear aspect.

Outside

The property has a communal entrance with intercom security along with a secure gated access to an allocated car parking space to the rear.

Tenure

The property is to be sold on a long leasehold basis having a 999 year lease term from January 2006, ground rent of £100 per annum, service charge of £351 per quarter (which covers grounds maintenance/repairs, communal area cleaning/maintenance, window cleaning and buildings insurance).

Council Tax Information

Leicester City Council - Tax Band A. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

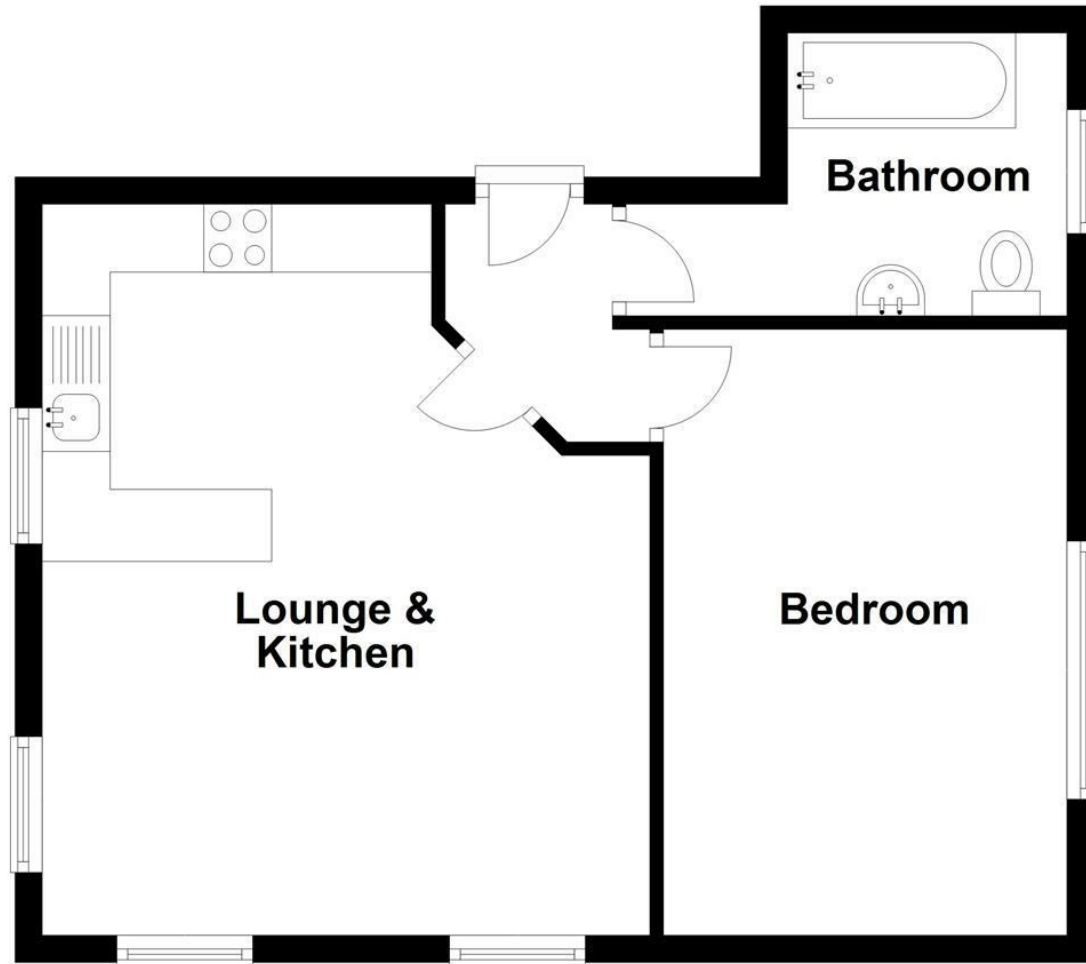
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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