



Offers Over £325,000

St Leonards Road & Bulwer Road, Clarendon Park, Leicester, LE2 3BZ

- Block of 3 x One Bed Flats
- 3 x Spacious Living Rooms
- 2 x Shower Rooms & 1 x Bathroom
- Professional Tenants
- Rental Potential £18,480 PA
- 3 x Fitted Kitchens
- 3 x Double Bedrooms
- DG, EH & EPC Ratings E
- Freehold Block / Excellent Location
- Superb Investment Opportunity



A SUPERB OPPORTUNITY TO PURCHASE A BLOCK OF THREE SELF-CONTAINED ONE BED FLATS centrally located within the sought after city suburb of Clarendon Park, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This unique Investment Opportunity has professional tenants & generates a rental potential of £18,480 PA with annual growth. Each individual flat (one Duplex) benefits from electric heating and briefly comprises, spacious living room, fitted kitchen including appliances, one double bedroom and shower or bathroom. Available for sale as a a Freehold block. EPC's all E Ratings

PLEASE CALL EARLY TO REGISTER YOU INTEREST TO AVOID DISAPPOINTMENT & VIRTUAL VIEWINGS AVAILABLE

GROUND FLOOR FLAT - ST LEONARDS ROAD

Currently vacant and being advertised at £550pcm (as previously achieved up to 17/11/20)

Virtual Viewing available:



FITTED KITCHEN

11'6 x 7'3 (3.51m x 2.21m)

Fitted with a matching range of base, wall & drawer units with roll edge work surfaces over, inset with a stainless steel sink unit & drainer. Comprising integrated electric oven, four ring halogen hob with extractor hood over & fridge with plumbing for washing machine, wall mounted electric heater, wood effect flooring & double glazed window to side elevation:



LIVING ROOM

12'5 x 11'5 (3.78m x 3.48m)

Wall mounted electric heater, wood effect flooring, double glazed window to front elevation:



BEDROOM

10'0 x 8'3 (3.05m x 2.51m)

Having fitted cupboard to recess (concealing meters) , electric heater & double glazed window to rear elevation:



SHOWER ROOM

9'3 x 3'9 (2.82m x 1.14m)

Fitted with a three piece suite comprising shower cubicle, low level wc, pedestal wash hand basin, wood effect flooring & double glazed window to side elevation:

FIRST FLOOR FLAT - BULWER ROAD

Generating a rental income of £465pcm

Virtual Viewing available:

ACCOMMODATION COMPRISES

Spacious Living Room 12'6 x 12'0

Fitted Kitchen / Diner 12'4 x 7'5

Bedroom 10'0 x 7'2

Bathroom Suite 11'3 x 4'8

DUPLEX FLAT - BULWER ROAD

With ground floor entrance and accommodation over two floors, generating a rental income of £525pcm

Virtual viewing available:



FITTED KITCHEN

12'4 x 7'5 (3.76m x 2.26m)

Comprising a matching range of base, wall & drawer units with roll edge work surfaces over, inset with a stainless steel sink unit & drainer. Integrated electric oven, four ring halogen hob with extractor hood over & fridge with plumbing for washing machine, wall mounted electric heater, wood effect flooring & double glazed window to side elevation:



OPEN PLAN LIVING ROOM

9'9 x 7'4 (2.97m x 2.24m)

Having handy understair storage cupboard, wall mounted electric heater, double glazed window to side elevation & stairs to first floor:



SHOWER ROOM

7'6 x 4'6 (2.29m x 1.37m)

Fitted with a three piece suite comprising shower cubicle, low level wc, pedestal wash hand basin & double glazed skylight to rear elevation:



BEDROOM

7'6 x 7'0 (2.29m x 2.13m)

Two double glazed window to side & rear elevation:

OUTSIDE

There is a fenced rear courtyard providing side access to Duplex main entrance and space for tidy bin storage, for all three flats:

EPC RATINGS

135 St Leonards Road E
46 Bulwer Road E
46a Bulwer Road E

FREE VALUATIONS

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.



FIRST FLOOR

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
			56	66
England & Wales			EU Directive 2002/91/EC	



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

