



50% Shared Ownership £75,000

Fosse Close, Braunstone, Leicester, LE3 2RY

- Ground Floor Flat
- L-shaped Lounge / Diner
- Two Double Bedrooms
- Allocated Parking Space
- Offered Chain Free
- Entrance Hallway
- Open Plan Fitted Kitchen
- Bathroom Suite & Shower
- GCH, DG & EPC B
- 50% Shared Ownership



A CONTEMPORARY STYLED LIGHT & AIRY TWO BED GROUND FLOOR APARTMENT WITH 50% SHARED OWNERSHIP A stylish property superbly situated in the popular city suburb of Braunstone, being well served for the M1/M69 motorway networks, Leicester City Centre whilst within walking distance of Fosse Park, Grove Park and Meridian Business Park. This delightfully presented living accommodation is comprehensively appointed throughout providing a very comfortable home that briefly comprises, secure resident access, private entrance, hallway, L-shaped lounge/ diner, open plan fitted kitchen, two double bedrooms and bathroom suite with shower. Having one allocated parking space, GCH, DG & EPC. B

CHAIN FREE | EARLY VIEWING HIGHLY RECOMMENDED

GROUND FLOOR

Secure entry code system:

PORCH ENTRANCE

6'67 x 4'93 (1.83m x 1.22m)

Leading to:



ENTRANCE HALLWAY

Main entrance door into entrance hall with built in storage cupboard:



L- SHAPED LOUNGE / DINER

12'99 x 11'65 (3.66m x 3.35m)

With built in cupboard concealing 'Glowworm' boiler, Upvc double glazed picture window to front and radiator.



OPEN PLAN FITTED KITCHEN

9'44 x 7'99 (2.74m x 2.13m)

With one and a half bowl sink unit with mixer taps over, good range of modern base cupboards and drawers with contracting work surfaces over, matching range of eye level cupboards, built in gas hob with electric oven under and extractor over, plumbing for appliance:



BEDROOM ONE

17'32 x 8'91 (5.18m x 2.44m)

With Upvc double glazed window to front and radiator:



BATHROOM SUITE & SHOWER

6'66 x 6'6 (1.83m x 1.98m)

Three piece modern white suite with low flush wc, pedestal wash hand basin, bath with shower over, shower screen, tiled surrounds and radiator:



BEDROOM TWO

10'66 x 9'97 (3.05m x 2.74m)

With Upvc double glazed window to rear and radiator:



OUTSIDE

There is an allocated parking D61 and visitor parking bay with the property:

LEASE DETAILS

Managing Agents: Nottingham Community Housing Association
(This property is offered for sale as shared ownership and conditions apply to NCHA with a rent of £254.07 per calendar month in addition to mortgage payments)

Lease Term: 99 Years from 1/1/2008

Remaining: 86 Years

Service Charges: £52.94 per calendar month (as of 31/3/20)

Ground Rent: 32.07 (as of 31/3/20)

DISCLAIMER

The property is currently unfurnished:

FREE VALUATION

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

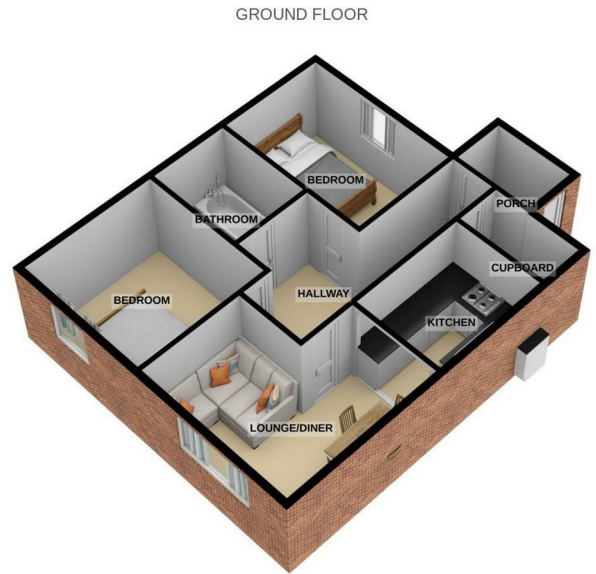
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors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

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			
England & Wales		81	83
	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			
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

