



Putting great property on the map

**4 Carlton Court
384 London Road
Leicester
LE2 2PN**

£160,000



Recently modernised first floor apartment with two double bedrooms and a garage.

The property benefits from a fitted kitchen and bathroom, gas central heating from a modern combination boiler, UPVC double glazed windows, recently replaced electrical consumer unit.

Ideal first time purchase or buy to let investment.

Entrance hall

The flat is located on the first floor accessed via stairs from the communal entrance hall. The flat has an entrance hall with a window to the rear and a storage cupboard.

Lounge/Dining room 4.09m x 4.61m (13'5" x 15'1")

A spacious room with a window to the front.

Kitchen 3.64m x 2.40m (11'11" x 7'10")

Quality refitted range of units, work surfaces, sink and drainer, newly installed gas cooker with extractor over, space for dishwasher and fridge freezer, wall mounted Worcester Bosch combination boiler, window to the rear.

Bedroom one 4.59m x 3.01m (15'1" x 9'11")

A really well proportioned bedroom with a window to the rear, fitted wardrobe.

Bedroom two 3.36m x 3.02m (11'0" x 9'11")

Another double bedroom with a fitted wardrobe, window to the front.

Bathroom 3.91m x 1.78m (12'10" x 5'10")

Refitted suite comprising panelled bath with mains shower over along with a further shower attachment, WC, wash hand basin, fitted cupboard and plumbing for a washing machine and space for tumble dryer. Tiling to wall and floor, heated towel rail, window to the front.

Outside

There are communal gardens, a garage located in a block and communal parking.

Tenure

The property is being sold leasehold with Vacant Possession upon completion. We have been advised by the vendor the lease is 151 years first granted February 2016. Service charge £1066.00 per annum and insurance of £139.00. **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 tested by the selling agents, neither have the telephone or

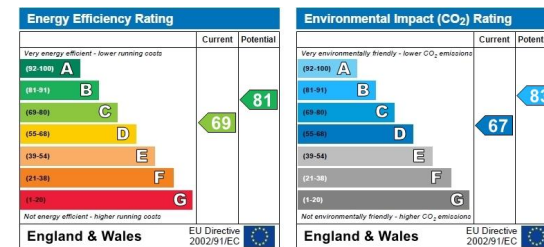
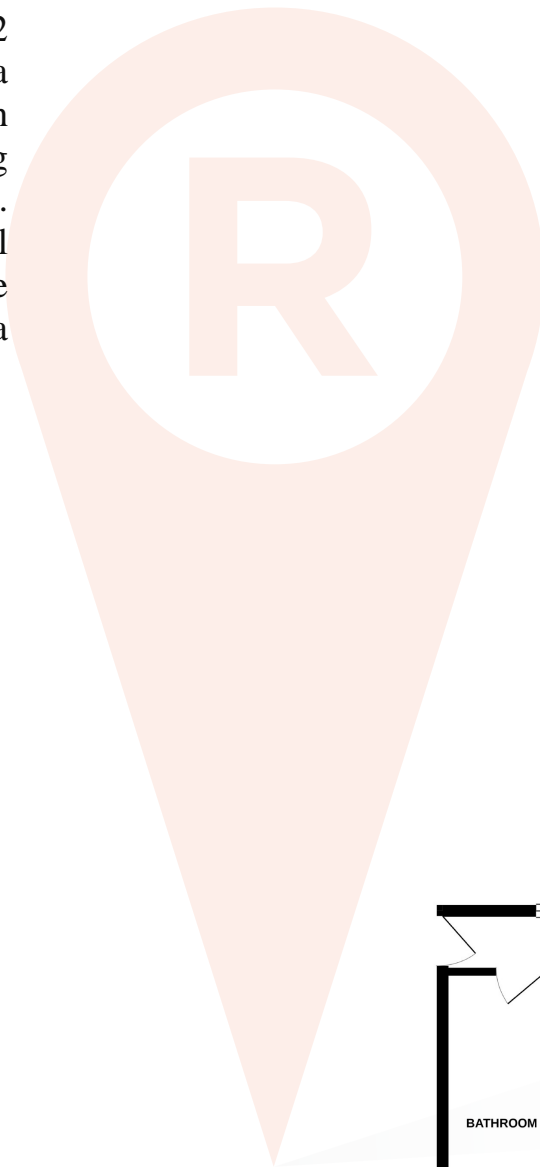
Agents notes

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. The measurements are carried

Anti money laundering

Under the Protecting Against Money

Laundrying 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.



GROUND FLOOR



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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 misstatement. 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.
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