



Malvern Road,
Leicester, Leicestershire, LE2 2BQ

NEWTONFALLOWELL 

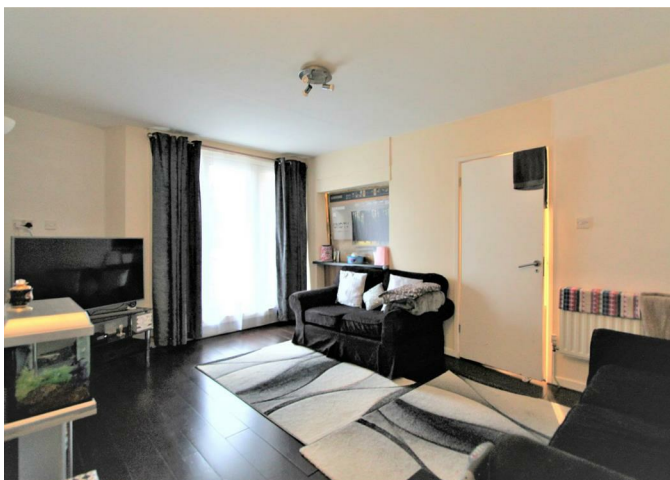
Malvern Road,
Leicester, Leicestershire, LE2 2BQ
Offers Over £100,000

THIS TOP FLOOR TWO DOUBLE BEDROOM APARTMENT OFFERS AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY BEING LOCATED WITHIN THE STYLISH AND POPULAR STONEYGATE AREA OF LEICESTER LE2: Newton Fallowell Oadby are pleased to offer For Sale this well presented and nicely situated apartment providing excellent road links into the city centre along with Knighton, Clarendon Park and many local shops, amenities and green spaces. The accommodation is accessed through a communal entrance and staircase to the second floor, internally the hallway has open plan access to the kitchen along with a lounge having balcony, two double bedrooms and fitted bathroom. Outside there is a single garage to the rear. The property is currently rented at £600pcm and offered with No Upward Chain. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Hallway

Hallway entrance having laminate flooring, storage cupboard, open plan to kitchen and doors to all rooms.



Lounge

15'0" x 10'11" (4.58 x 3.35)

Spacious lounge having double glazed doors to the front aspect leading onto the balcony, laminate flooring, central heating radiator.

Kitchen

11'1" x 7'6" (3.40 x 2.30)

Fitted kitchen having tiled floor and part tiled walls, double glazed window to the front aspect, boiler, base and wall mounted storage cupboards, gas hob, oven and extractor hood, space and plumbing for appliances, stainless steel sink and drainer unit.

Bedroom One

10'11" x 10'11" (3.35 x 3.33)

Double bedroom having carpet flooring, central heating radiator and double glazed window to the rear aspect.

Bedroom Two

10'10" x 8'5" (3.31 x 2.59)

Double glazed window to the rear aspect, carpet flooring, central heating radiator, built in wardrobe, double bedroom.

Bathroom

Fitted suite having walk in shower, low level flush w/c, pedestal wash hand basin, vinyl flooring, fully tiled walls, two heated towel rails, extractor fan.

Outside

The apartment is accessed through a communal entrance door and staircase, there is a single garage to the rear with communal grounds.

Tenure

The property is to be sold on a long leasehold basis with 85 years remaining, ground rent of £85 per annum including garage, service charge of approx. £525 per annum (which covers grounds maintenance/repairs, communal area cleaning/maintenance 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

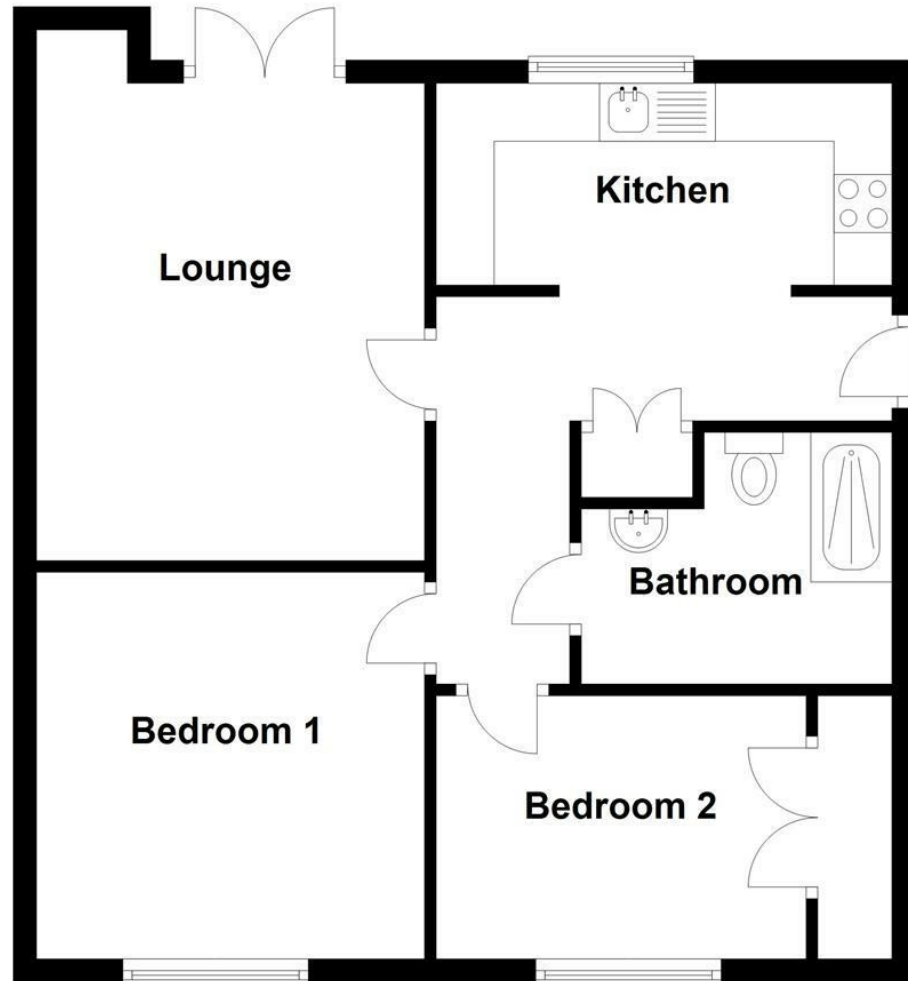
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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		
(55-68) D	60	68
(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		
(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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FALLOWELL

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POLLARD COURT

Private Property

NO PARKING
AT ANY TIME
ON THIS ROAD

KG55...