




SETHS
THINK PROPERTY...THINK SETHS

Western Road
, Leicester

Offers Over £150,000

www.seths.co.uk

This modern top floor riverside apartment is an ideal investment opportunity. Currently let to students for this and also the next academic year ending June 2023 with an income of £10,296 pa. The very well presented accommodation has high ceilings giving a feeling of light and space. The property briefly comprises a lounge/dining room, kitchen, two bedrooms and bathroom, balcony with riverside views and allocated parking. An early viewing is recommended to avoid disappointment.

ENTRANCE HALL

Doors off to all rooms, storage cupboard, electric heater.

LOUNGE/DINER

UPVC double glazed door to balcony, UPVC double glazed window, laminate flooring, electric heater.

KITCHEN

Fitted with a range of wall and base units, worksurfaces and tiled surround, built-in electric oven and hob with extractor hood over, stainless steel sink and drainer with mixer tap over, space for fridge freezer, plumbed for automatic washing machine and dishwasher, tiled floor.

BEDROOM ONE

UPVC double glazed window, two double built-in wardrobes, electric heater.

BEDROOM TWO

UPVC double glazed window, electric heater.



BATHROOM

Fitted with a suite comprising a panelled bath with tiled surround, separate fully tiled shower cubicle, pedestal wash hand basin, WC, chrome effect heated towel rail, tiled floor.

OUTSIDE

There is a balcony accessed from the lounge/diner giving outside space with riverside views. There is an allocated parking space.



ADDITIONAL INFORMATION

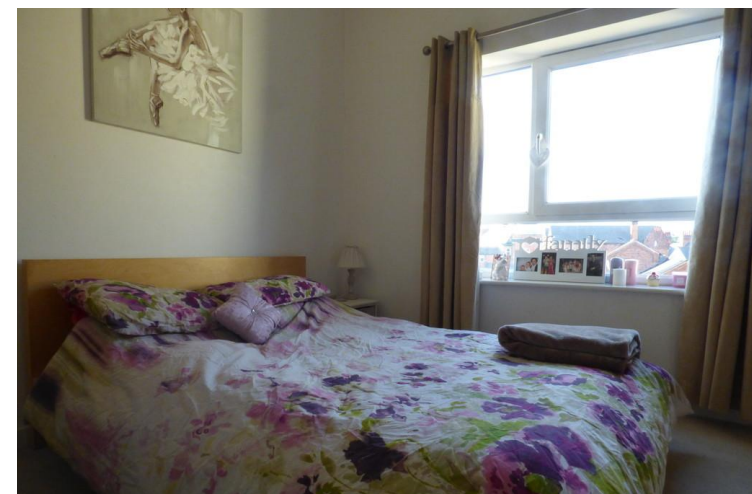
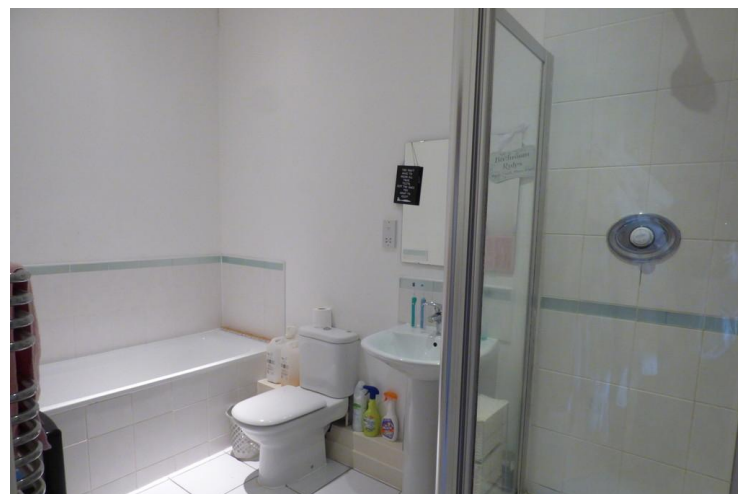
Tenure: Leasehold

Lease length: 106 years

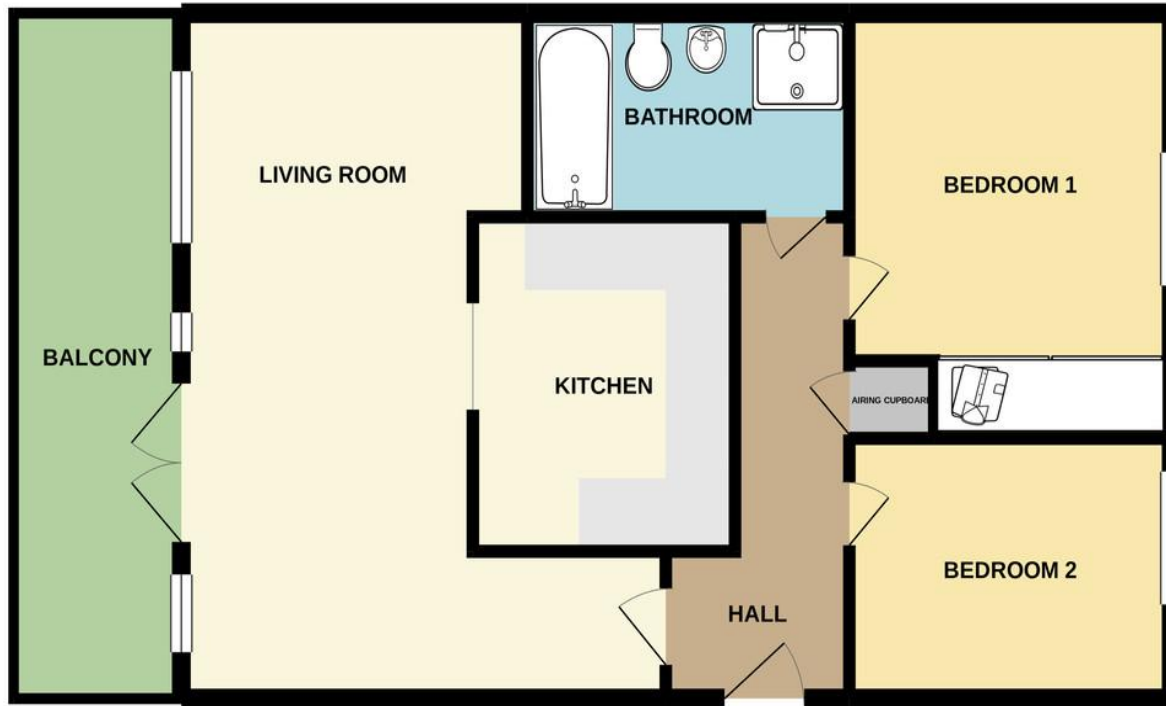
Service charge is £925.24 per year

Ground rent is £150 per year.

Council Tax Band: C



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

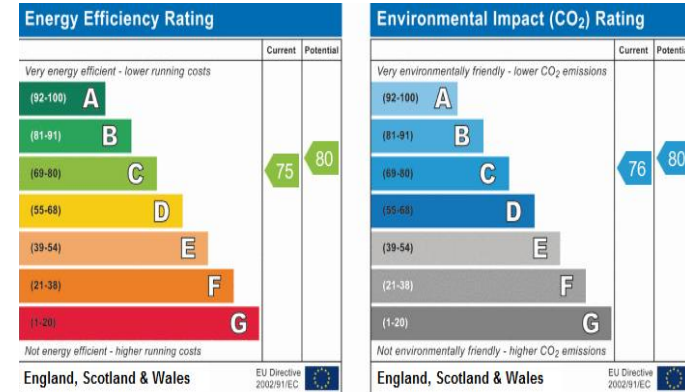
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2021

OFFICE
265 Uppingham Road
Leicester
LE4 5LD

OPENING HOURS
Mon-Fri: 9am-5:30pm
Sat: 10am-1pm

T: 0116 266 9977
E: sales@seths.co.uk
W: www.seths.co.uk



Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

