



**Highfield Street**

Off London Road, Highfields

**£115,000**

0116 266 9977  
[www.seths.co.uk](http://www.seths.co.uk)

**\*\*GREAT LOCATION - 950+ years lease\*\***

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Viewings by appt only

### SUMMARY

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### BASEMENT LEVEL

BEDROOM 15' 3" x 14' 7" (4.66m x 4.47m) Carpeted, Radiator, Wardrobe, Storage cupboard, Spotlights, Wooden panel bay window to front aspect

**GROUND FLOOR** Access to the flat is through a common hall entrance

OPEN PLAN LOUNGE / KITCHEN / DINER 29' 4" x 18' 8" (8.95m x 5.69 (max)m) Laminate flooring, x2 radiators, wall

**Belgrave Office**  
20 Loughborough Road  
Leicester  
LE4 5LD

**Opening Hours**  
Mon-Fri: 9am – 5:30pm  
Sat: 10am - 1pm

and base units with worktops over, 4 ring gas hob with oven / grill and extractor hood, Sink with mixer tap, Plumbing for washing machine, Partly tiled walls, x2 storage cupboards, uPVC double glazed window, Wooden panel bay window to front aspect

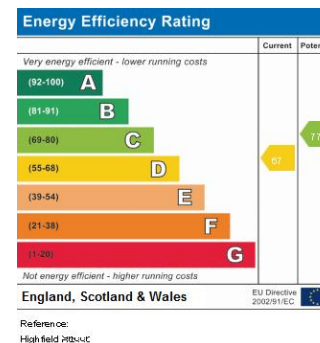
BATHROOM Lino flooring, Partly tiled walls, WC, Wash hand basin with mixer tap, Bathtub with shower overhead, Towel radiator, Spotlights, uPVC double glazed window

LEASE - We have been advised by the vendors of the following details. Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Term: 964 years (approx.) remaining  
Ground rent & Service charge: £100 pcm (max)



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any legal purposes or as a substitute for a professional survey. The seller, vendor and agent accept no liability for any errors or omissions. The floorplan is for information purposes only and should not be used as a guide to the actual property. It is not intended to be used as a guide. Made with Metaplan 10/2022



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