



**FREEHOLD INVESTMENT PROPERTY  
RESIDENTIAL / COMMERCIAL | ONE BED DUPLEX & SHOP**



## Offers Over £200,000

**Seymour Road & Montague Road, Clarendon Park, LE2 1TQ**

- Part Residential / Part Commercial
- Self Contained Shop
- Fitted Kitchen / Diner
- One Double Bedroom
- Mostly DG, GCH & EPC E
- One Bed Duplex Flat & Shop
- Self Contained Flat & Courtyard
- Spacious Living Room
- Modern Shower Room
- Suit Cash Buyers



A SUPERB FREEHOLD INVESTMENT PROPERTY WITH RESIDENTIAL & COMMERCIAL USAGE, Ideally situated in the popular city suburb of Clarendon Park being well served for Leicester University, the City Centre, Leicester train station & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This attractive corner terraced property benefits from both Residential & Commercial use and briefly comprises a self contained shop, generating a rental income, alongside a self contained one bed duplex apartment with private courtyard garden offering potential for off road parking, new GCH boiler, DG & EPC E  
EARLY VIEWING RECOMMENDED | SUIT CASH BUYERS

#### RENTAL INFORMATION

Montague Road Shop Let for £5,000 PA (Let on AST until 6/8/21)  
No Business Rates chargeable  
Seymour Road Duplex Apartment: Currently Vacant (Historically Let at £7,800 PA)



#### SEYMOUR ROAD - APT GROUND FLOOR ENTRANCE

Private entrance to Duplex Apartment:



#### FITTED KITCHEN

**5'09 x 18'07 (into diner) (1.75m x 5.66m (into diner))**

Comprising a matching range of pine base, wall & drawer units with tiled work surface over inset with sink unit. Fitted with integrated oven, four ring gas hob, space for under counter fridge & freezer and plumbing for washing machine. Having brand new wall mounted 'Main' combi boiler and double glazed window to side incorporating Venetian blinds:



#### DINING AREA

With steps leading to dining area and comprising, radiator velux window and double glazed window to rear elevation incorporating Venetian blinds:



### FIRST FLOOR

Comprising meter cupboard (housing gas meter & consumer unit) and stairs leading to first floor:



### BEDROOM

**10'07 x 9'04 (to robe) (3.23m x 2.84m (to robe))**

Fitted with a range of built-in wardrobes, radiator, loft access and double glazed window to front elevation incorporating Venetian blinds:



### LIVING ROOM

**13;07 x 11 (3.96m;2.13m x 3.35m)**

Comprising radiator, double glazed windows to side and rear incorporating Venetian blinds, Leading to:



### SHOWER ROOM

**8'05 x 5'10 (2.57m x 1.78m)**

Comprising shower cubicle, wc and wash hand basin fitted to vanity unit, tiled splashbacks, radiator and double glazed window to rear elevation incorporating Venetian blinds:



### OUTSIDE

Private rear courtyard for sole use by Seymour Road and having potential for off road parking (dropped kerb already in situ):



### MONTAGUE ROAD - SHOP GROUND FLOOR ENTRANCE 21'03 x 9'07 (6.48m x 2.92m)

Wood style flooring, concealed electric meters for both properties, radiator, windows to side and front elevations and double doors extending to Seymour Road for delivery access point and leading to:

### WC

Handy downstairs wc with separate sink area:

### FIXTURES & FITTINGS

The property can be offered to include fixtures & fittings £price subject to negotiation:

### 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.

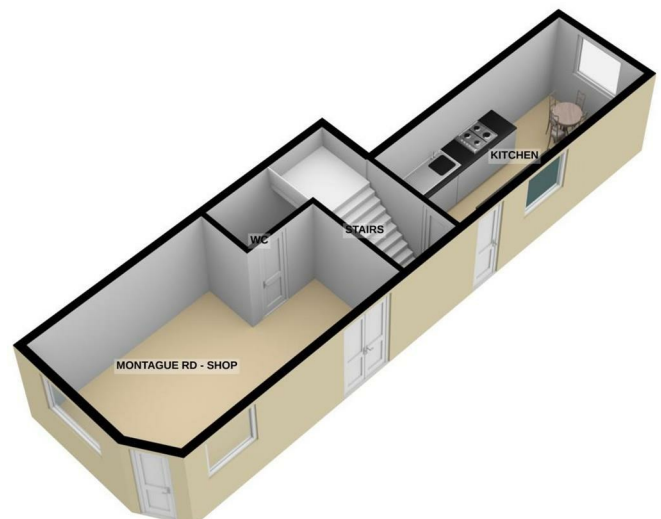
### MORTGAGES

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

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	60
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Barkers

Est.1985

**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

