



Guide Price £200,000

Salisbury Road, Leicester, LE1 7QR

- First Floor Apartment
- Vacant Possession
- Lounge / Kitchen
- En-suite & Bathroom
- Leasehold, EPC C & Council Tax C
- Close to New Walk
- Entrance Hallway
- Two Double Bedrooms
- Allocated Parking Space
- No Upward Chain



GUIDE PRICE £200,000 - £220,000

We are pleased to market a TWO BEDROOM / TWO BATHROOM FIRST FLOOR APARTMENT in Salisbury House, built in 2004 and situated in New Walk conservation area and within walking distance, Leicester Station, Leicester Royal Infirmary, Leicester University & the City Centre.

Internally the property can be accessed via stairs or lift. Comprises entrance hallway, lounge / kitchen with balcony, two double bedrooms (principle en-suite) & family bathroom. One allocated parking space in secure garage. This property presents itself as a great investment or residential opportunity.

Offered with NO UPWARD CHAIN. Call BARKERS on 0116 2709394.



COMMUNAL ENTRANCE

Via communal front door with fob access, stairs or lift to all floors:



ENTRANCE HALLWAY

Laminate flooring, smoke alarm, electric radiator, storage cupboard, cupboard housing washing machine and immersion:



LOUNGE / KITCHEN

13'6" x 21'5" (4.12 x 6.55)

Kitchen area comprises wooden wall & base units with marble worktops. Tiled flooring, 'smeg' electric oven and fitted microwave, integrated fridge/freezer and dish washer, centre island with six ring electric hob with extractor and breakfast bar.



LOUNGE AREA

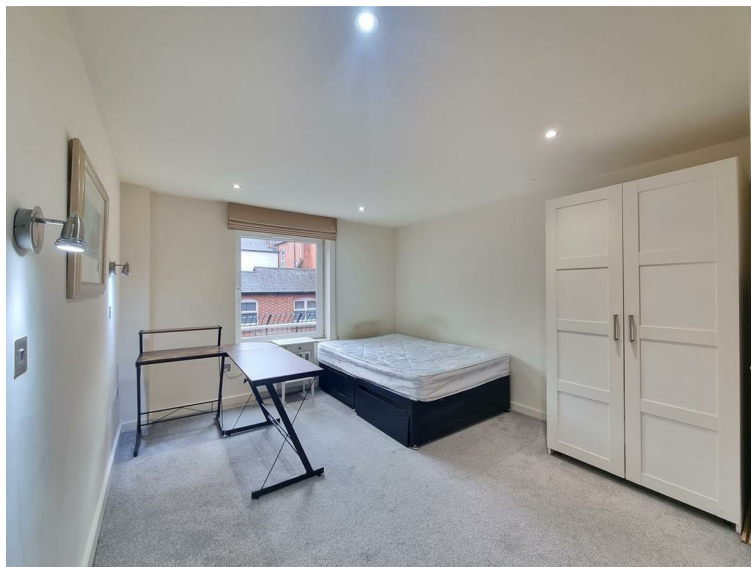
Laminate flooring floor, entryphone, electric radiator, ceiling spotlights, double glazed window to rear aspect and door leading to balcony:



EN-SUITE

5'6" x 6'4" (1.69 x 1.95)

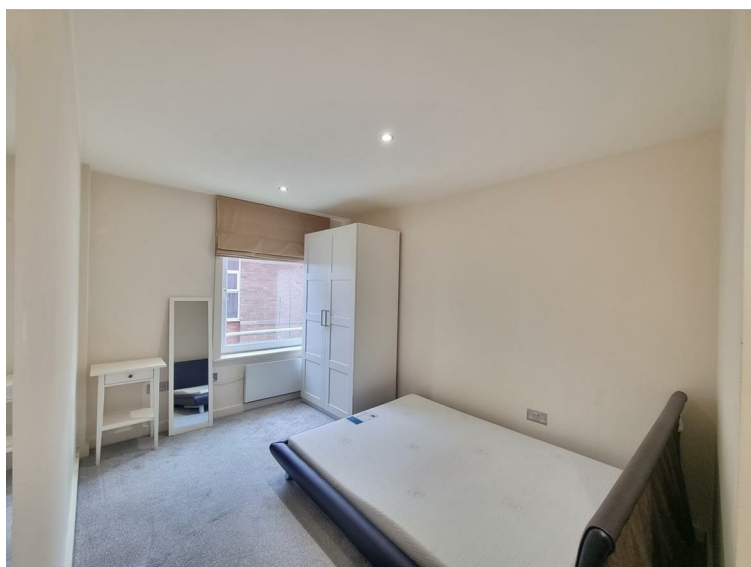
Walk in shower with mixer. Part tiled splash backs and flooring. Ceiling spotlights and extractor, w/c, pedestal sink and chrome towel rail:



BEDROOM ONE

15'10" x 11'0" (4.85 x 3.36)

Electric radiator, ceiling spotlights and double glazed window to side aspect:



BEDROOM TWO

14'2" narrowing to 11'5" x 8'4" (4.33 narrowing to 3.48 x 2.55)

Electric radiator and double glazed window to side aspect:



BATHROOM

8'0" x 5'8" (2.46 x 1.73)

Fully tiled bathroom with bath and mixer shower over. Pedestal sink and w/c.



OUTSIDE

The property benefits from an allocated parking space with access via electric roller door:

LEASE DETAILS

Freeholder - Salisbury House Management (Leicester) Limited
Managing Agent - Butlin Property Services
Lease Length - 125 years from 01/04/2004. 104 Years Remaining
Service Charges - £1456.98 per annum
Ground Rent - £150 per annum

Please note, there is an option to become a member of Salisbury House Management (Leicester) Limited for £2700 including VAT. If the purchasers opts to do so ground rent is non-payable, members can opt to become Directors of the limited company if they wish.

DISCLAIMER

The photographs in these particulars were taken prior to the current tenancy commencing in October 2022.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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

