

## Offers Over £110,000

### Englewood Close, Leicester, LE4 0BU

- Modern First Floor Apartment
- Spacious Living Room
- One Double Bedroom
- EPC C, GCH, DG, C/Tax a & Leasehold
- Rental Income £695 PCM
- Entrance Hallway
- Fitted Kitchen / Diner
- En-suite Bathroom & Shower
- Allocated Parking Space
- Ideal B2L or FTB

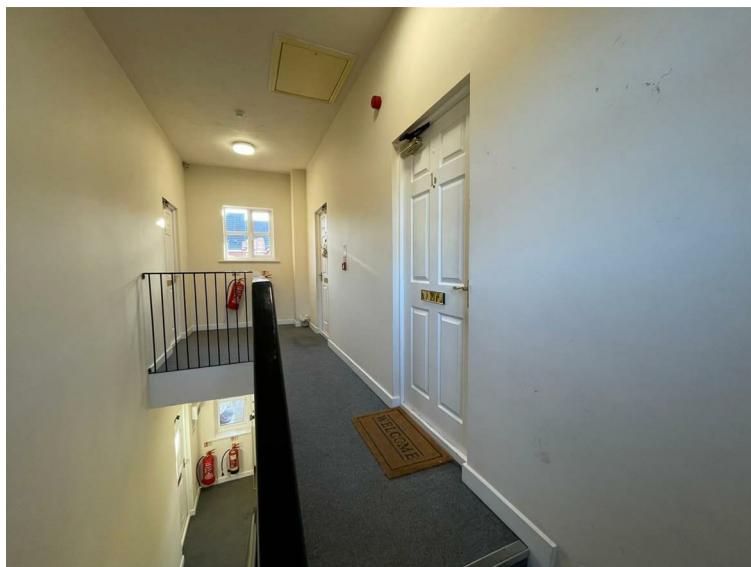


**A WELL PRESENTED & MODERN FIRST FLOOR ONE BED APARTMENT WITH ALLOCATED PARKING SPACE**

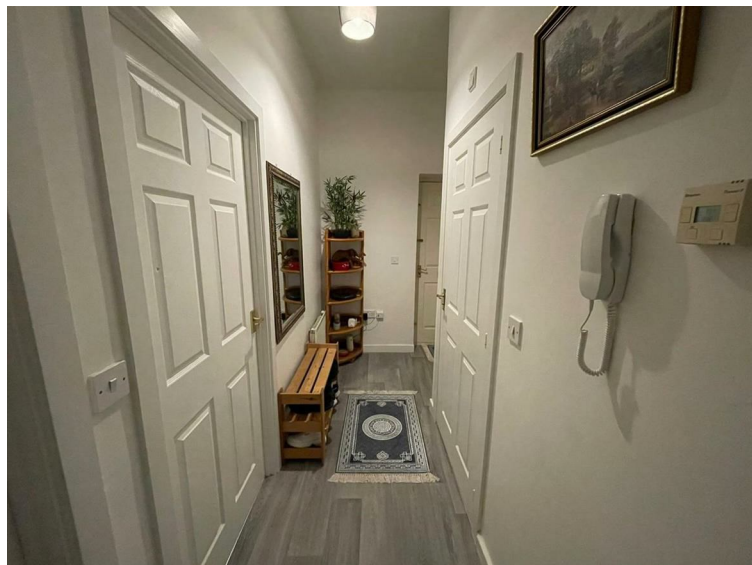
This well presented Apartment is situated in the popular city suburb near Woodgate being well served for easy access to the City Centre, all main bus routes, motorway networks and an array of everyday local amenities are on the doorstep. The property briefly comprises, entrance hallway, cloakroom, separate lounge, fitted kitchen/diner, one double bedroom with en-suite bathrooms suite with shower and a valuable allocated parking space.

The property is currently Let generating £695pcm

**CALL TODAY TO AVOID DISAPPOINTMENT | IDEAL B2L or FTB**



**FIRST FLOOR**  
Stairs to first floor



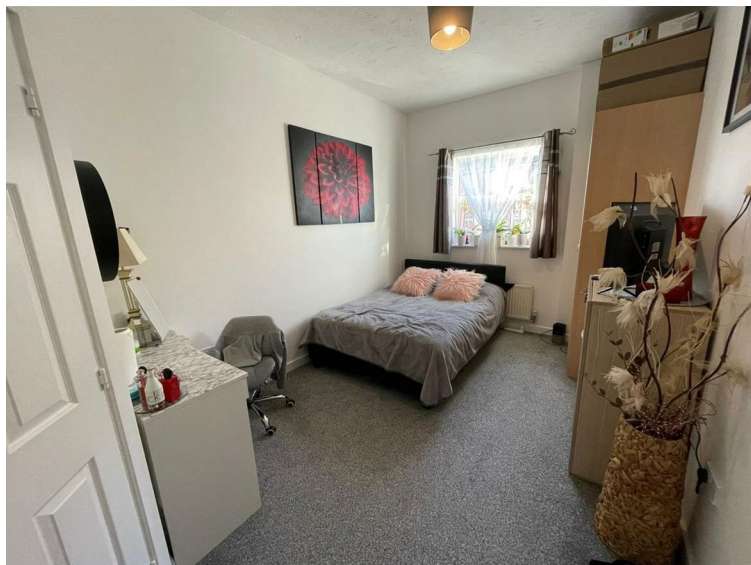
**ENTRANCE HALLWAY**  
With telephone intercom



**CLOAKROOM**  
With WC and hand wash basin



**LOUNGE**  
**17'11 x 11'8 (5.46m x 3.56m)**  
Window to the rear and radiator.



**BEDROOM**  
**12'6 x 8'5 (3.81m x 2.57m)**  
Window to the rear and radiator.



**KITCHEN / DINER**  
**11'8 x 9'2 (3.56m x 2.79m)**  
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and fan. Window to the front.



**EN-SUITE**  
Bath with shower over, WC and hand wash basin.

**PARKING**  
Allocated parking space

**TENANCY DETAILS**  
Currently tenanted on 12 month AST £695PCM 1/7/23 TO 1/1/24:

**LEASE DETAILS**  
MPM Management Ltd  
Ground Rent - £75 per year  
Annual Service Charge - £1050 per year  
Freeholders - Fairhold Holdings (2005) Ltd  
Length Of Lease - 103 Years

### 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

### GENNERAL 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			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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

