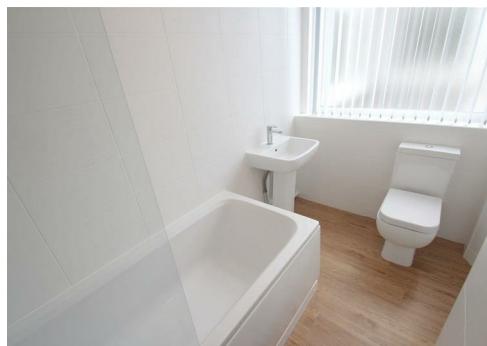




**Cash Buyers Only**



**£99,950**

**The Parade, Oadby, Leicester, LE2 5BF**

- Second Floor Two Bed Apartment
- Stylish Integrated Fitted Kitchen
- Bathroom Suite & Shower
- Ideal Buy to Let or FTB
- Rental Income £725pcm u/f
- Spacious Open Plan Lounge
- Two Double Bedrooms
- EH, DG, EPC C, C/Tax B & Leasehold
- Oadby Location
- Cash Buyers Only



**CASH BUYERS ONLY | A MODERN TWO BED SECOND FLOOR APARTMENT** superbly situated on 'The Parade' within the heart of Oadby being well served for an array of local amenities including shopping facilities, bistros & bars, regular bus links to Leicester City Centre and Train Station, Leicester University & the city hospitals. The well appointed living accommodation offers panoramic views and is currently let until 8/4/23 at £725PCM providing an ideal **INVESTMENT OPPORTUNITY** or **FIRST TIME BUY** and briefly comprises, communal entrance, lift to first floor, entrance hall, open plan integrated fitted kitchen / living area two double bedrooms and modern bathroom suite with shower. Additional extras include CCTV on all floors, camera intercom, **EARLY VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN OPTION, CASH BUYERS ONLY**



#### **COMMUNAL ENTRANCE**

With lifts and stairs to all floors:

#### **SECOND FLOOR**

#### **ENTRANCE HALLWAY**

Comprising video intercom, electric radiator and all doors off to:



#### **INTEGRATED FITTED KITCHEN**

Fitted with a range of cream high gloss wall and base units with wood effect worktops over, one & half bowl stainless steel sink and drainer with mixer tap, electric oven and halogen hob with cooker hood over, integrated washer/dryer, integrated slimline dishwasher, inset spotlights to ceiling and laminate flooring with open aspect through to Living Area



#### **OPEN PLAN LIVING AREA**

With laminate flooring, tv aerial, electric radiator, double glazed windows to rear elevation:



### **BEDROOM ONE**

With double glazed window to side & electric radiator:



### **BATHROOM SUITE**

Fitted with contemporary three piece suite comprising paneled bath with shower over, shower screen, pedestal wash hand basin, low level wc, complementary tiling, airing cupboard housing hot water tank with linen storage space over, heated towel rail, double glazed window to side elevation.

### **OUTSIDE**

Gated front entrance:

### **LEASE DETAILS**

Ground Rent: £200 p/a  
Service Charge: £162 p/m  
Building Insurance: TBC  
Term 199 year lease from 1/10/14  
Management Company: Brink Riley

### **DISCLAIMER**

Some stock photos have been used for marketing:

### **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.

### **BEDROOM TWO**

With double glazed window to side & electric radiator:



## 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 - 5.00pm

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	

Est.1985  
**Barkers**

## 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

