



11 Humberstone Road

Leicester, LE5 3GW

Guide Price £75,000



***** FOR SALE BY PUBLIC AUCTION ON 5th JUNE 2025. 2.00 PM. REGISTER TO BID*****

A stylish second floor, two bed roomed apartment in a city centre location within the Cultural Quarter of Leicester. Excellent buy to let investment.

Communal stairs and lift to all floors. Entrance hall, lounge with kitchen, two bedrooms and bathroom with full suit. Annual ground rent is £150. Annual service charge is £2,003.42.



Communal Entrance Hall

Stairs and lift to all floors.

Entrance Hall

Lounge 24'0" x 12'7" (7.34m x 3.84m)

A good sized lounge and a good range of fitted kitchen units.

Bedroom 1 14'9" x 8'2" (4.50m x 2.51m)

Bedroom 2 14'9" x 8'2" (4.50m x 2.49m)

Bathroom

Full suite

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

Consumer Protection Legislation

These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Buyers Administration Fee

Buyers will be required to pay an auction administration fee of £1500 + VAT (£1,800 inc VAT)

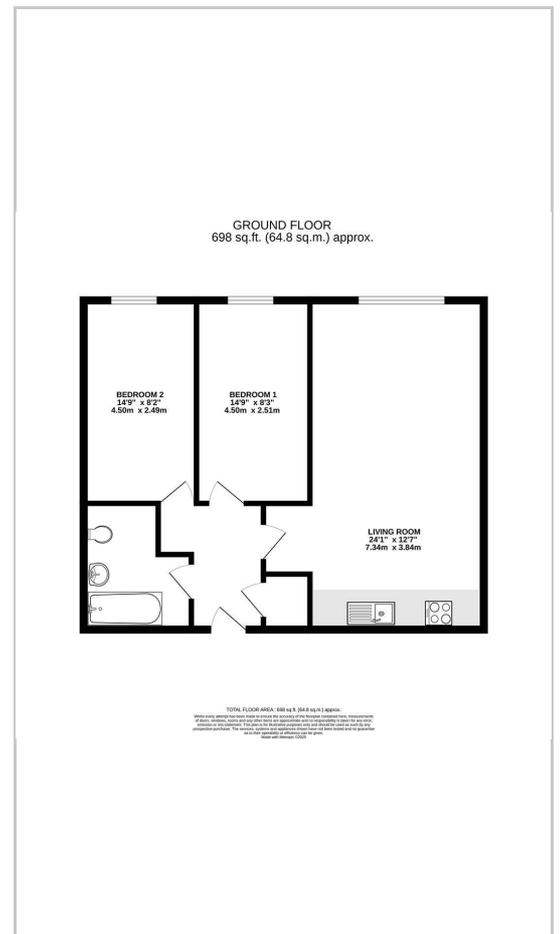
Buyers Premium

Buyers will be required to pay an auction administration fee of £1500 + VAT (£1,800 inc VAT)

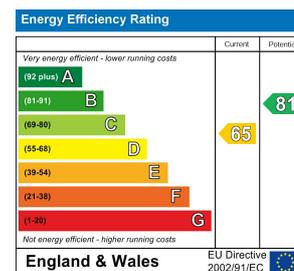
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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