



Montvale Gardens

Leicester, LE4 0BL

Guide Price £91,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 16th March 2026
AUCTION ENDS: 13:00 on Tuesday 17th March 2026

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a modern, two-bedroomed ground-floor flat in a purpose-built block. Gas central heating and double glazing. Close to town with good road links. Ideal buy to let investment. Hall, lounge, kitchen, two bedrooms, the master with an en suite shower room, and a further bathroom. Designated parking.



Communal Hall

Entrance hall

Two useful storage cupboards.

Lounge 15'2" x 11'4" (4.64m x 3.46m)

Kitchen 10'6" x 8'3" (3.21m x 2.53m)

Bedroom 1 15'4" x 9'8" (4.69m x 2.96m)

En-Suite 8'9" x 3'11" (2.68m x 1.20m)

Bedroom 2 12'2" x 8'3" (3.72m x 2.54m)

Bathroom 5'1" x 8'9" (1.57m x 2.69m)

Buyer's Administration fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

Buyer's Premium

The successful buyers will be required to pay a buyer's premium fee of £1500.00 inc VAT (£1250.00 + VAT)

Property Information

Tenure: Leasehold. 125 years from 01/01/2003 with 102 years unexpired term. Ground rent and service charge details have been requested from the seller.

Local Authority: Leicester City Council

Council Tax Band: B

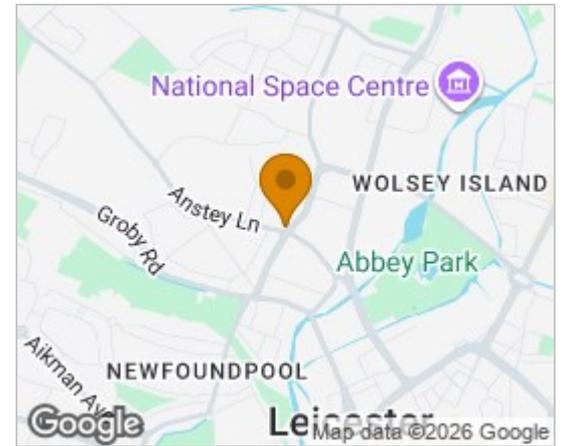
Type of Construction: Traditional

Services: The property is offered to the market with all mains services and gas-fired central heating.

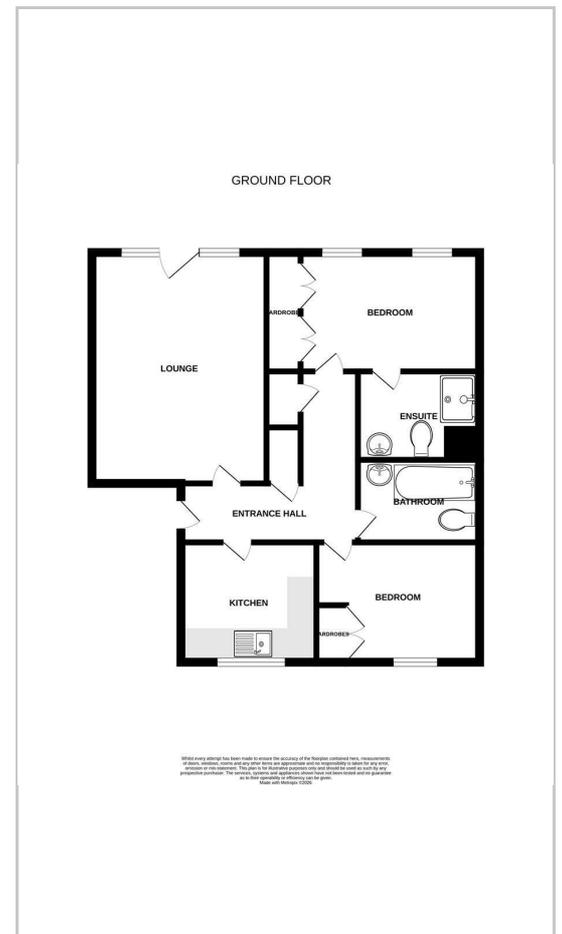
Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

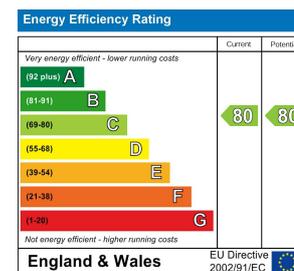
Area Map



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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