



Albion Street

Leicester, LE1 6AN

Guide Price £60,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 14th September 2026
AUCTION ENDS: From 13:00 on Tuesday 15th September 2026

A first-floor, two-bedroom duplex apartment in a convenient city centre location. In need of renovation, the property has electric heating and comprises: entrance hall, a spacious lounge with an open-plan kitchen. Two bedrooms, en suite bathroom and further shower room. 125 year lease first granted in October 2007 with 105 years unexpired. Details of the service charge and ground rent have been sought from the seller.



Communal stairs and lift

Lounge 20'7" x 10'3" (6.29m x 3.13m)

Kitchen Area 2.51m x 3.15m

Landing

With an additional door onto the communal landing.

Bedroom 1 5.00m x 2.84m

En Suite Bathroom 1.76m x 2.83m

Bedroom 2 4.23m x 2.82m

Shower Room 1.99m x 1.43m

Property Information

Tenure: Leasehold

Local Authority: Leicester City Council

Council Tax Band: C

Type of Construction: Traditional

Services: The property is offered to the market with mains services and electric heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

Service charge. See legal pack

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

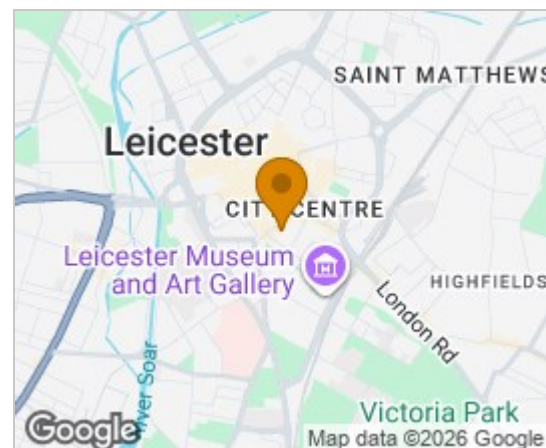
Buyer's Administration Fee

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

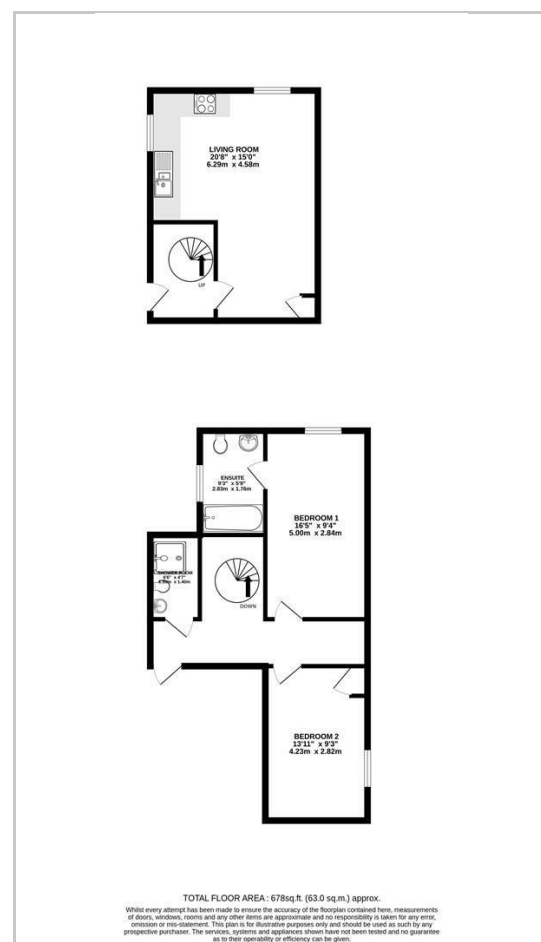
Buyer's Premium

The successful buyer will be required to pay an auction administration fee of £1680.00 inc VAT (£1400.00 + VAT)

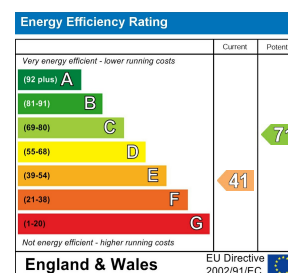
Area Map



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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