



47 Rutland Street

Leicester, LE1 1SE

Guide Price £34,000



****For sale by Public Auction on 18th June 14.00. Register to bid****

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A well-proportioned ground-floor studio flat with electric heating. ideal as a buy-to-let investment. Hall, lounge/bedroom, fitted kitchen with built-in appliances. ERI £7500.00 per annum.

Service charge from 1st January 2026 - June 2026: £969.42 (billed per half year)
Ground rent per annum: £156.25



Communal Entrance Hall

Entrance hall

Bathroom 7'3" x 5'6" (2.22m x 1.70m)

Inner hall 4'11" x 8'9" (1.52m x 2.67m)

Open plan to the Lounge/Bedroom

Lounge/ Bedroom 13'11" x 10'8" (4.26m x 3.27m)

Kitchen 9'0" x 7'3" (2.75m x 2.22m)

Disbursements

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

Buyers Administration Fee

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

Buyers Premium

The successful buyers will be required to pay a buyer's premium of £1560 inc VAT (£1300.00 + VAT)

Property Information

Tenure: Leasehold

Local Authority:

Council Tax Band:

Type of Construction:

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:

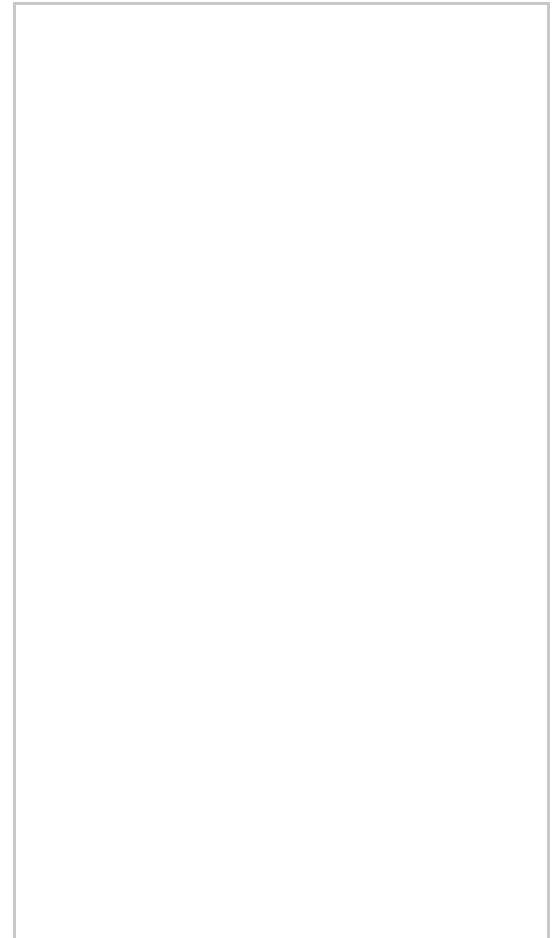
Annual Estate Management Charge If Applicable:

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

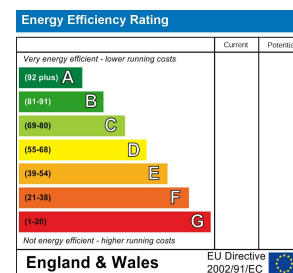
Area Map



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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