



READINGS

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Spinney Drive

Botcheston, Leicester, LE9 9LG

£160,000



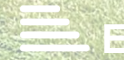
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Spinney Drive

Botcheston, Leicester, LE9 9FG

Offered for sale with no onward chain, this leasehold semi-detached bungalow is available for those aged 55 years or over.

With uPVC double glazing and accommodation comprising entrance hall, lounge/dining room, kitchen, two bedrooms and a wet-room. There is electric heating (no gas within the development). Off road parking to the front, a garden to the front and small enclosed garden at the back. Communal gardens within the development.

The property has a 99 year lease from 1989 with approximately 62 years remaining. There is no management company running the village. It is owned and run by the residents.

We understand the current ground rent is £52 per annum paid in two instalments of £26. The current service charge is understood to be around £230 per annum paid again in two equal instalments. This can increase but only if the shareholders agree to do so.

Anyone who buys this property can, if they wish, look to extend the lease or buy the Freehold as many other residents have done.

Property Information

Tenure: Leasehold with a 99 year lease from 1989 - 62 years remaining. There is no management company running the village. It is owned and run by the residents.

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Local Authority: Hinckley & Bosworth

Council Tax Band: B

Type of Construction: Standard

Services: The property is offered to the market with electric heating. No gas connected.

Note: The property has spray-foam insulation within the loft.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

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.





Consumer Protection Legislation

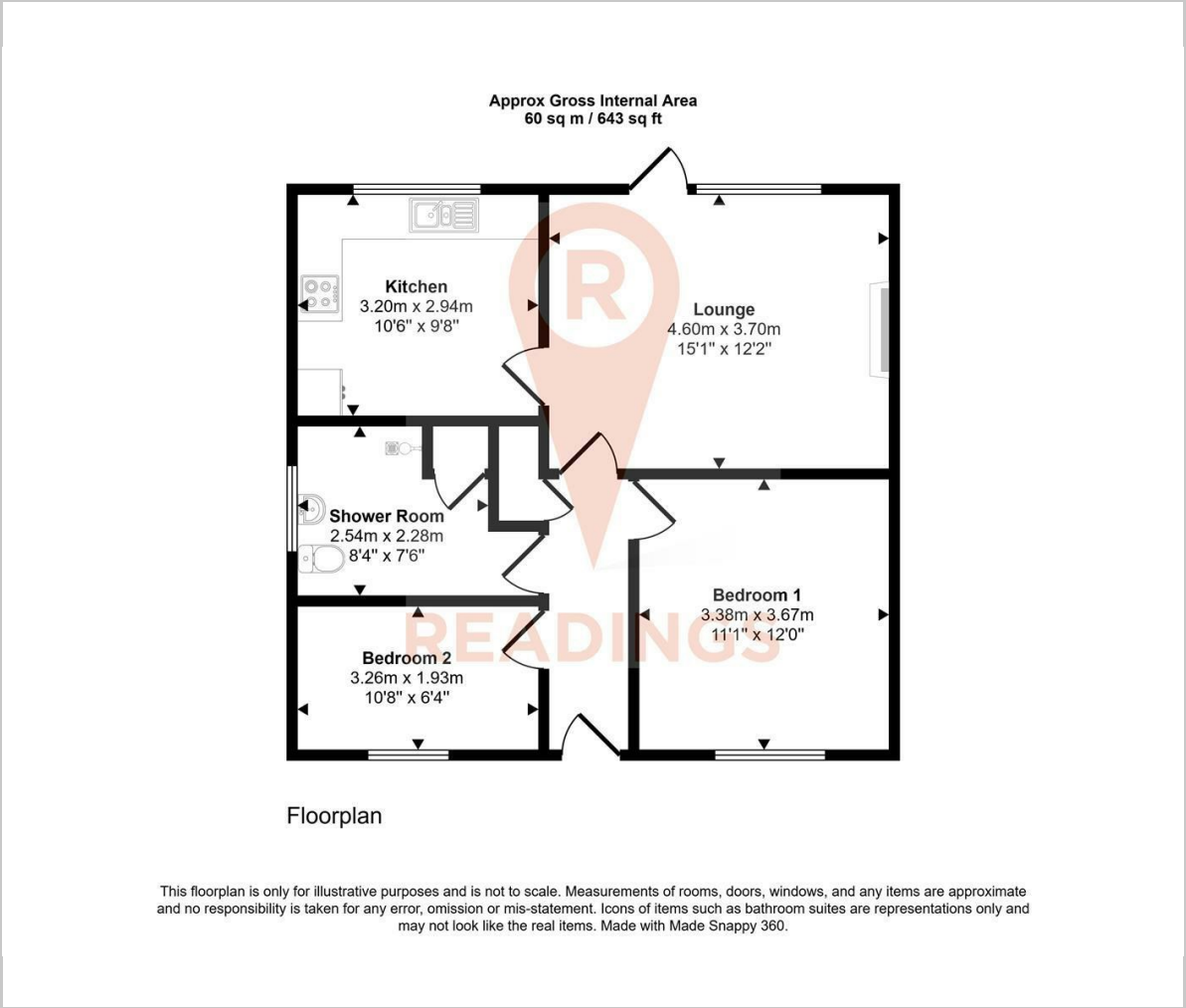
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.

Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

