



# READINGS

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Tay Road

New Lubbesthorpe, Leicester, LE19 4BF

**Offers Over £195,000**



# Tay Road

New Lubbesthorpe, Leicester, LE19 4RF

Introducing a stunning two-bedroom ground floor apartment built in 2020, boasting the added advantage of the remainder of its NHBC guarantee. This spacious home offers a comfortable and modern living experience, perfectly suited for a variety of buyers. Step into the communal entrance hall, providing an inviting welcome.

Upon entering the flat, you are greeted by a well-designed entrance hall featuring a convenient storage cupboard, allowing for a clutter-free living environment. The highlight of the apartment is the delightful open plan living, dining, and kitchen area. This beautifully arranged space creates a seamless flow, ideal for entertaining guests or enjoying quality time with loved ones. The kitchen itself is equipped with integrated appliances, including a fridge freezer, washing machine, and dishwasher, ensuring convenience and functionality.

The property comprises two double bedrooms with fitted wardrobes. The master bedroom benefits from an en suite shower room. Additionally, there is a separate bathroom, adding to the convenience and versatility of the apartment.

Parking will never be a hassle, as two spaces are conveniently located in close proximity.

This flat showcases a well-presented interior with tasteful decor, creating an inviting atmosphere throughout. Its modern features and stylish finishes make it an attractive option for first-time buyers, while its ground floor location makes it an appealing alternative to a bungalow for downsizers.

The property also offers relatively low outgoings, with a current ground rent and service charge of £426.65 payable half-yearly. Furthermore, the lease is exceptionally long, spanning 999 years from January 1st 2020. There is currently an additional £4 per month payment towards the upkeep of green spaces.

To top it off, this apartment is being sold with the benefit of no onward chain, ensuring a smooth and efficient purchasing process.

Don't miss this opportunity to acquire a modern and stylish home.

## Communal hall

## Entrance hall

## Living dining kitchen





### Bedroom one

### En suite

### Bedroom two

### Bathroom

### Two parking spaces

### Tenure

The property is being sold leasehold with Vacant Possession upon completion. With a current ground rent and service charge of £426.65 payable half-yearly. The lease is exceptionally long, spanning 999 years from January 1st 2020. **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

**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

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



## Floor Plan

Approx Gross Internal Area  
64 sq m / 688 sq ft



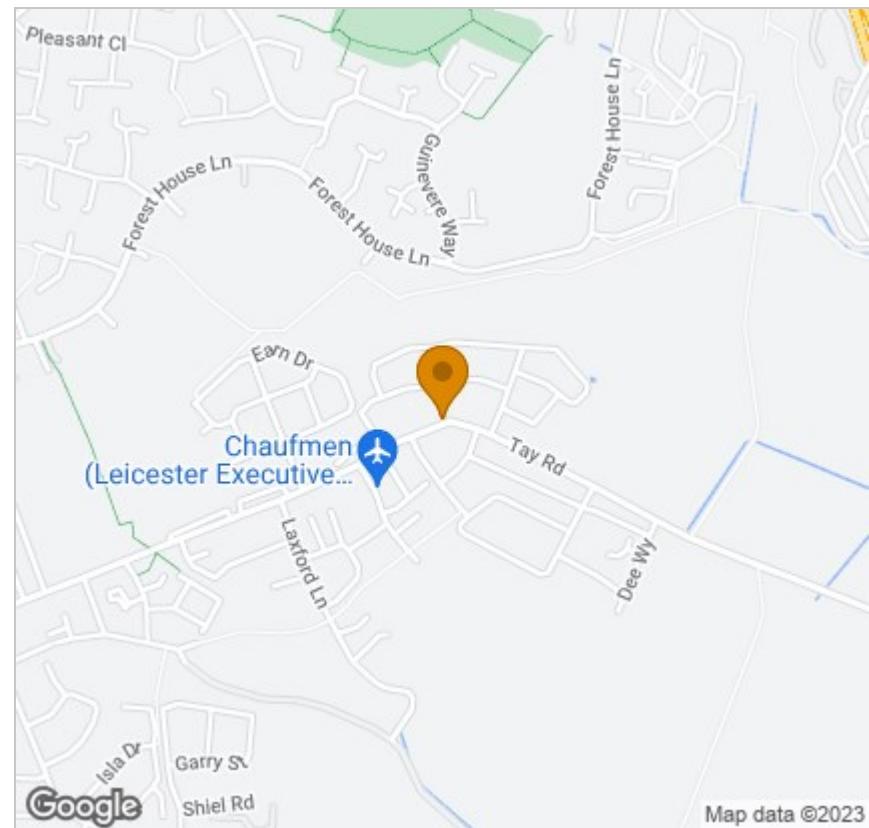
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

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

## Area Map



## Energy Efficiency Graph

