



Eastleigh Road

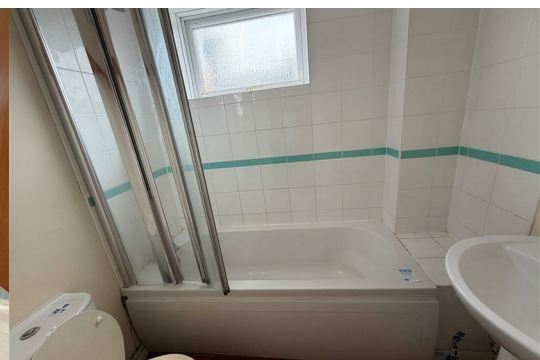
Leicester, LE3 0DD

Guide Price £50,000



AVAILABLE POST AUCTION AT £55,000

A first floor self contained flat in a popular district on Narborough Road. Electric heating and double glazing. Private entrance, lounge with open-plan fitted kitchen. Double bedroom and bathroom. Excellent buy to let opportunity. 108 years unexpired term on the lease



Stairs to the first floor

Lounge 12'10" x 11'3" (3.92m x 3.45m)

Kitchen Area 7'7" x 6'6" (2.32m x 1.99m)

Double Bedroom 12'10" x 11'1" (3.92m x 3.38m)

Bathroom 4'11" x 6'7" (1.51m x 2.03m)

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 £1560.00 inc VAT (£1300.00 + VAT)

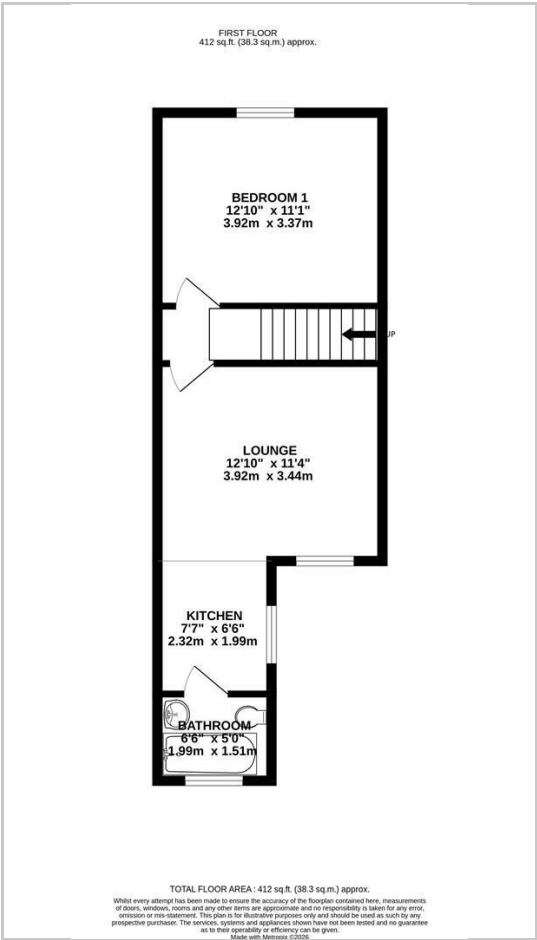
Property Information

Tenure: Leasehold
Local Authority: Leicester City Council
Council Tax Band: A
Type of Construction: Traditional
Services: The property is offered to the market with mains services. Electric heating system
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very low
Service charge and ground rent awaited.

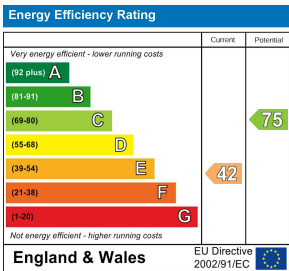
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

48 Granby Street, Leicester, LE1 1DH
Tel: 0116 2227575 Email: leicestershire@auctionhouse.co.uk
www.leicestershire@auctionhouse.co.uk