



## Illingworth Road

Leicester, LE5 4ET

Offers In The Region Of £95,000



A purpose-built, first-floor apartment in the convenient location of Rowlatts Hill. Close to local amenities and the city centre. There is gas central heating and double glazing. The accommodation comprises: Entrance hall, with a large walk in storage cupboard. Pleasant lounge, fitted kitchen double bedroom, and shower room. There is communal parking outside.

Believed to be held on a 125 year lease first granted in 2018. There is a service charge payable of £55pcm and no ground rent. Details to be verified.

Ideal first time purchase or buy to let investment.



## Communal Stairs

### Entrance hall

Large walk in store cupboard, two further cupboard.

### Lounge 13'2" x 11'5" (4.03m x 3.50m)

Double glazed window to the front. Radiator.

### Kitchen 9'11" x 7'8" (3.03m x 2.34m)

Double glazed window to the rear. Single inlaid sink unit with base cupboards under. Further base and wall mounted units.

### Bedroom 13'3" x 9'10" (4.05m x 3.00m)

Double glazed window to the front. Radiator.

### Shower Room 6'9" x 5'5" (2.07m x 1.67m)

Wc, wash hand basin nad wet room shower.

### Outside

Communal parking.

### Tenure

The property is being sold leasehold with Vacant Possession upon completion. Service charge payable of £55pcm and no ground rent. 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.

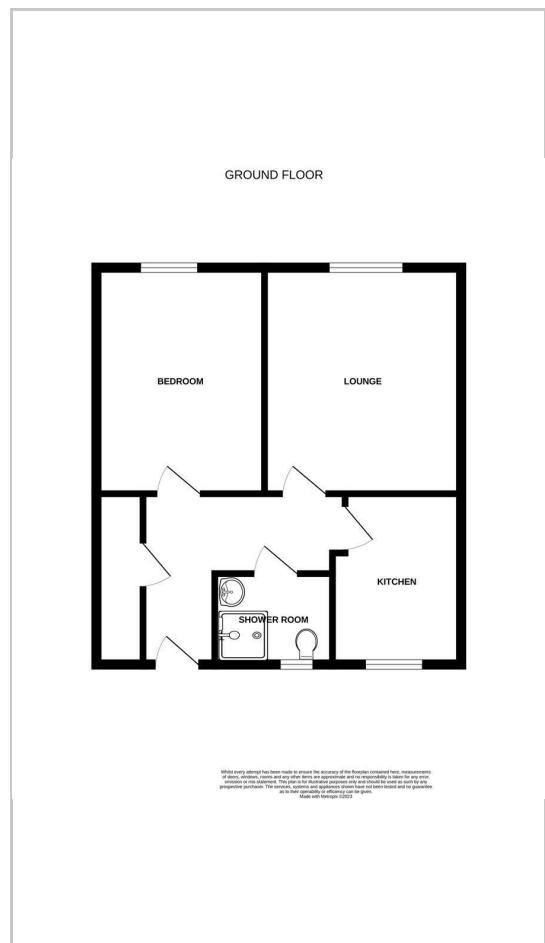
### Consumer Protection Legislation

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

