



# READINGS

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**360 TOUR  
AVAILABLE**

50 Stillington Crescent  
Hamilton, Leicester, LE5 1BR

**Offers In The Region Of £130,000**



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## 50 Stillington Crescent

Hamilton, Leicester, LE5 1BR

This modern two-bedroom ground floor apartment presents an exceptional opportunity for first-time buyers and savvy investors alike. With a blend of style and functionality, this property is sure to captivate those seeking modern living in a convenient location.

As you step into the apartment, you are greeted by a welcoming entrance hall. A sizable storage cupboard ensures clutter-free living, providing convenient space for everyday essentials. Additionally, the combination boiler is neatly housed here, optimising both space and efficiency.

The heart of this home is a generously proportioned open-plan living/dining kitchen. This space seamlessly combines modern design with practicality. Ideal for entertaining or relaxing, it offers a versatile canvas for personalisation.

The apartment boasts two well-appointed double bedrooms. Neutral tones create a tranquil ambiance, allowing residents to personalise these retreats to suit their style.

The bathroom is designed for both convenience and relaxation. Enjoy a relaxing soak or a quick refresh with the shower over the bath, offering flexibility for all lifestyles.

Convenience is key, and this property comes with the added benefit of an allocated parking space located to the rear of the building.

With its modern amenities, strategic location, and high demand for this type of property, this apartment is an excellent choice for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let opportunity.

The apartment is offered for sale Leasehold with a 125 year lease from 1st January 2008. We understand the most recent outgoings are as follows:

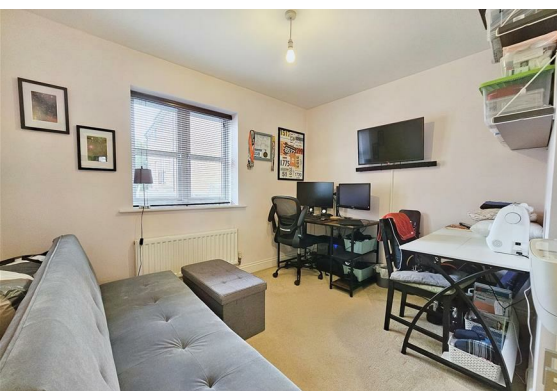
Ground Rent (paid half yearly to HomeGround)  
- £108.79 for the period 01/07/2023 - 31/12/2023

Green Belt charge (paid yearly to GreenBelt) -  
£147.17 for the period 01/06/2023 - 31/05/2024

Service charge (paid half yearly to Compass Block Management) - £695.21 for the period 01/07/2023 to 31/12/2023.







**Communal hall**

**Entrance hall**

**Living/dining kitchen**

**Bedroom one**

**Bedroom two**

**Bathroom**

**One allocated parking space**

### **Tenure**

The property is being sold Leasehold 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.

### **Anti Money Laundering**

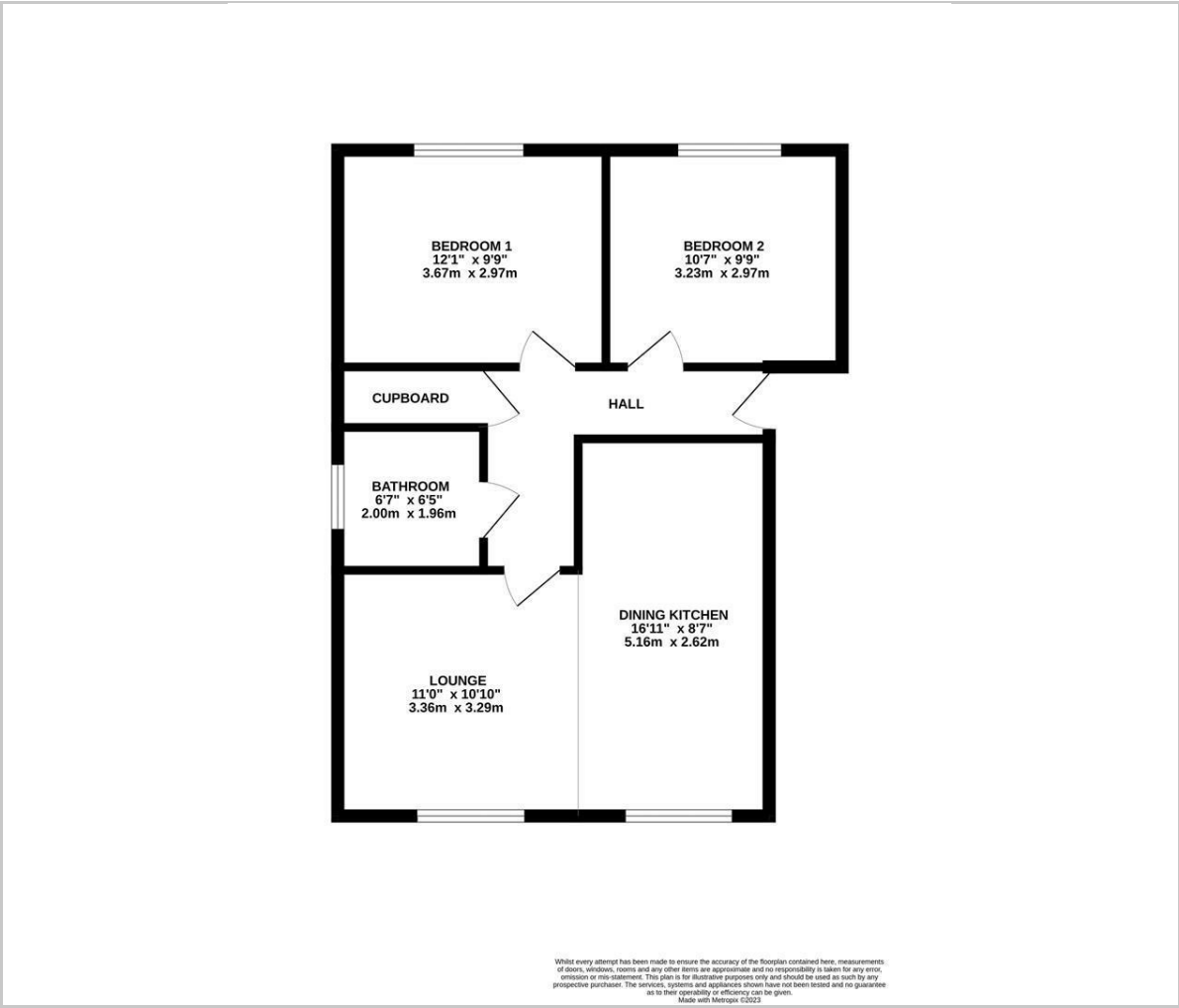
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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

### **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.



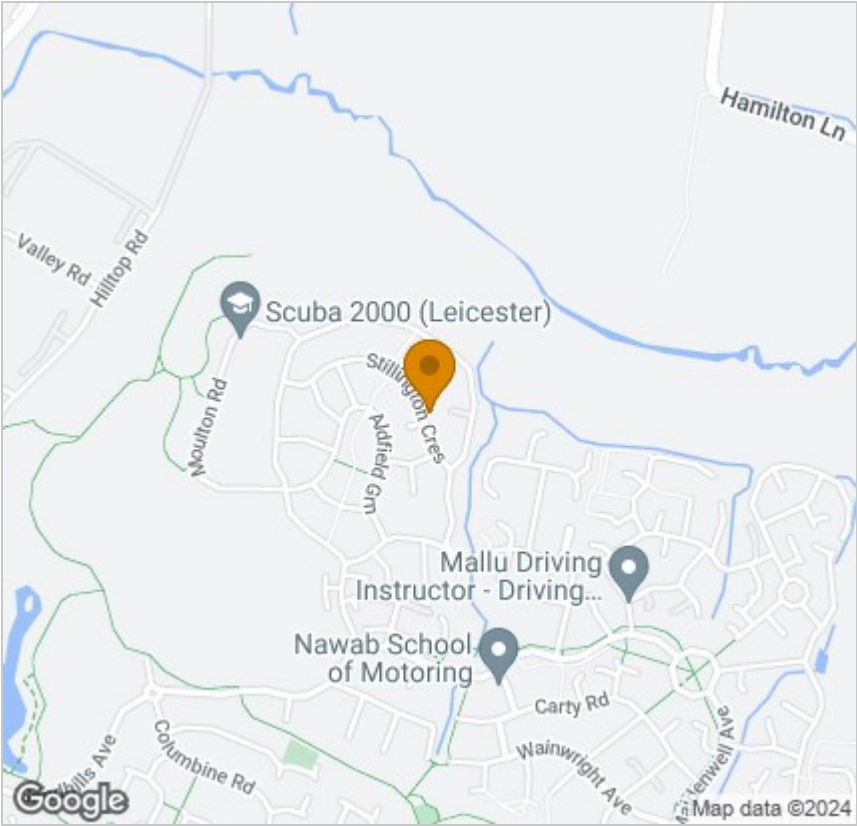
Floor Plan



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

