AUCTION HOUSE LEICESTERSHIRE



Fosse Road North

Leicester, LE3 5EQ

Guide Price £45,000

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To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 2nd November 2026
AUCTION ENDS: at or before 13:00 on Tuesday 3rd November 2026

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A second floor, two-bedroomed apartment in a convenient location with local amenities, good road links and within walking distance to the city centre. In need of general updating, the property offers good-sized accommodation. Ideal buy to let.







Communal entrance hall
Stairs and lift to all floors.

Accommodation
Good sized entrance hall with boiler cupboard and further storage cupboard.

Spacious Lounge 22'8" x 11'7" (6.93m x 3.54m)

Open plan kitchen area 9'0" x 6'10" (2.75m x 2.10m)

Bedroom 1 20'7" x 9'8" (6.28m x 2.95m)

Bedroom 2 12'2" x 7'3" (3.72m x 2.21m)

Bathroom 12'2" x 6'9" (3.72m x 2.07m)

Property Information
Tenure: Leasehold 125 years from 09/07/2004. Unexpired term 102 years.
Local Authority: Leicester City Council
Council Tax Band: C
Type of Construction: Traditional
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk:very Low

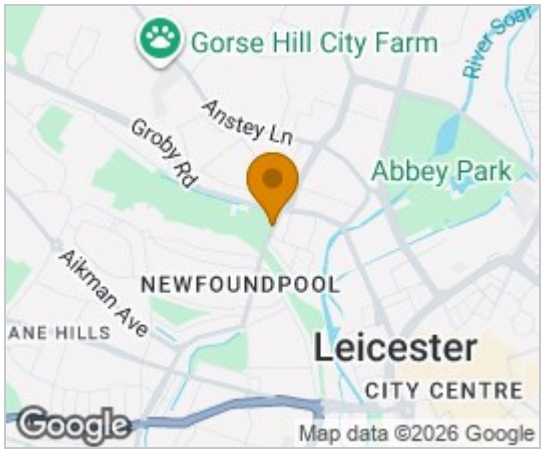
The property is being sold , leasehold with Vacant Possession upon completion.

Buyers Administration fee
The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

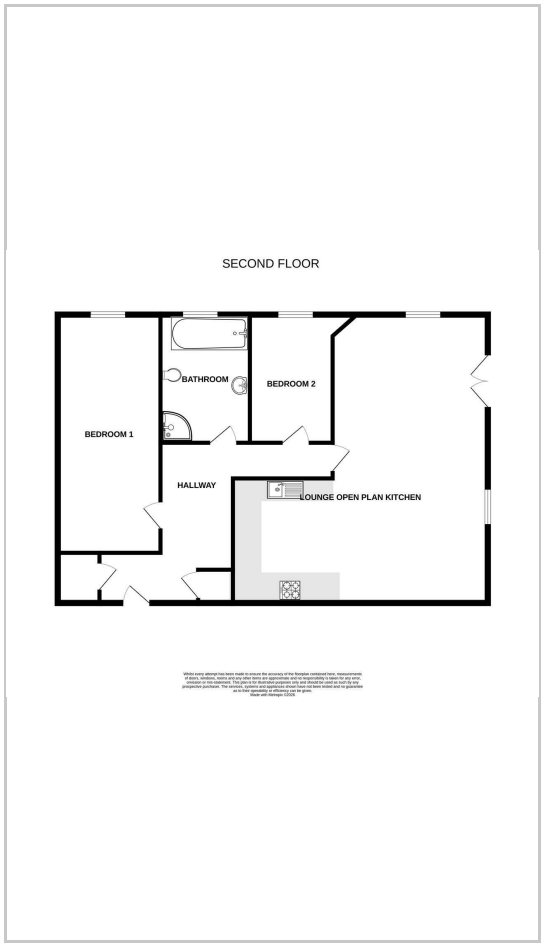
Buyer's Premium
The successful buyer will be required to pay a buyer's premium fee of £1560.00 inc VAT (£1300.00 + VAT)

Disbursements
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

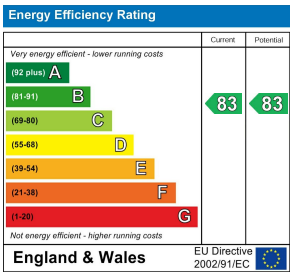
Area Map



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.

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