

FOR SALE



HERITAGE WAY HAMILTON LEICESTER LE5 1QF

£135,000

FEATURES

- No chain
- Secure intercom entry to premises
- Popular LE5 location
- 2 Bedrooms
- Spacious Lounge / Diner
- Allocated parking space
- Close to local amenities
- Entrance hallway
- Kitchen
- Bathroom



SETHS

2 Bedroom Apartment for sale in Leicester

ENTRANCE HALLWAY

Carpeted, electric radiator

LOUNGE / DINER

21'8" x 10'8"

Carpeted, electric heater, x2 uPVC double glazed windows

KITCHEN

8'8" x 8'5"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge / freezer, vinyl flooring, partly tiled walls, uPVC double glazed window

BEDROOM 1

10'9" x 8'9"

Carpeted, electric radiator, uPVC double glazed window

BEDROOM 2

8'11" x 7'9"

Carpeted, electric radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, vinyl flooring, partly tiled walls, extractor fan, storage cupboard, uPVC double glazed window

OUTSIDE

The property benefits from an allocated parking space within a secure residents' car park. Access into the building is controlled via an intercom system, ensuring entry is restricted to authorised residents and visitors.

LEASE

Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Service charge - £1305 per annum

Ground rent - £150.00 per annum

Green Belt Charge - £172.00 per annum

Lease remaining - 82 years

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,966.81

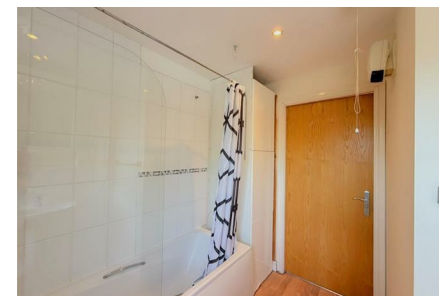
Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on

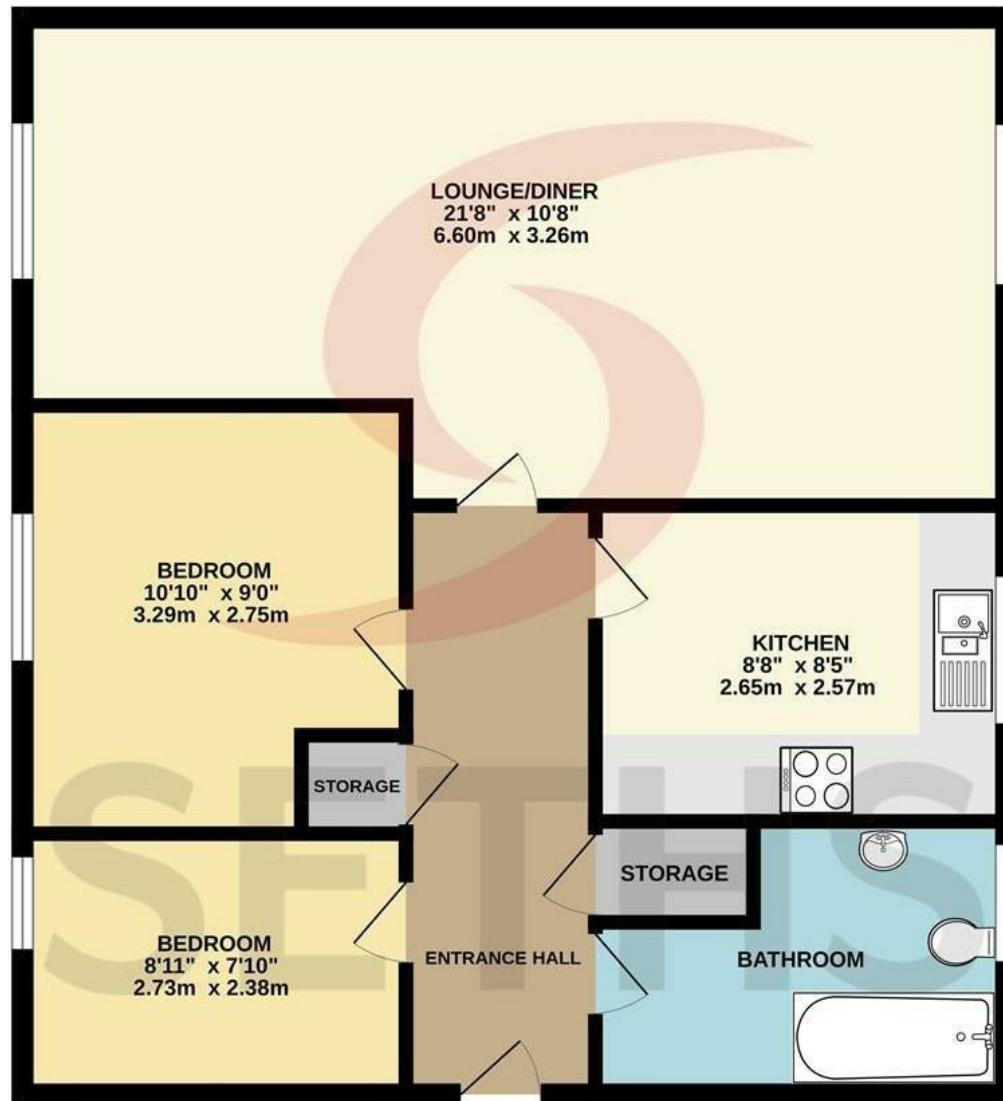
0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS