

LEASEHOLD



Flat (EPC Rating: C)

**FLAT 11 - 215-217 HARRISON CROFT,  
HARRISON ROAD, LEICESTER, LE4 6QN**

Offers Over

**£165,000**

**SETHS**



# 2 Bedroom Flat located in Leicester

**\*\*\* BELGRAVE - TWO BEDROOMS - FLAT - GATED PARKING - NO ONWARD CHAIN \*\*\***

Seths is pleased to present this spacious 2-bedroom first-floor flat on Harrison Road, Belgrave, complete with gated parking and offered to the market with no onward chain.

The property features a carpeted entrance hall providing access to all rooms, including a generously sized lounge with a sliding UPVC door leading to a private balcony. The kitchen has base and eye-level units, a gas burner with oven and extractor, and plumbing for a washing machine.

The master bedroom benefits from inbuilt storage and an ensuite with a standing shower cubicle, while the second bedroom also includes inbuilt storage and overlooks the rear aspect. A family bathroom completes the property, featuring a bathtub, wash hand basin, and toilet.

This flat is conveniently located in Belgrave and is ideal for first-time buyers or investors. Contact Seths to arrange a viewing today!

## ENTRANCE HALL

The entrance provides access to all rooms within the accommodation. It features carpet flooring, a radiator, a consumer unit, and an intercom system.

## BATHROOM

6'9" x 3'6"

The bathroom is fitted with tiled flooring and partially tiled walls. It includes a toilet, a polyvinyl bathtub, and a wash hand basin.

## BEDROOM ONE

10'9" x 10'0"

This bedroom includes carpeted flooring, inbuilt storage cupboards, and a radiator. Two double-glazed windows face the right aspect, and the room allows access to an ensuite bathroom.

## EN SUITE

The ensuite bathroom has vinyl flooring, a radiator, and partially tiled walls. It features a wash hand basin, a toilet with a vanity unit, and a standing shower cubicle with a mixer function. A double-glazed window faces the side aspect.

## BEDROOM TWO

10'9" x 6'6"

This room is equipped with carpeted flooring, inbuilt storage cupboards, and a radiator. A double-glazed window faces the rear aspect.

## KITCHEN

10'10" x 6'10"

The kitchen features vinyl flooring and both base and eye-level units. There is space for a fridge and plumbing available for a washing machine. It includes an integrated

gas burner with an oven and extractor over, a gas-powered combination boiler, and a stainless steel sink.

The walls are partially tiled, and a double-glazed window faces the rear aspect. A radiator is also present.

## LOUNGE/DINER

15'1" x 14'1"

The lounge has carpeted flooring, a radiator, and a double-glazed UPVC sliding door that provides access to the balcony.

## OUTSIDE

The flats are accessible by both vehicles and pedestrians through a secure, automated metal gate. Each property benefits from an allocated parking space for one vehicle.

Entry into the accommodation is via an electronically secured uPVC door, ensuring convenience and safety.

The development also features well-maintained communal gardens, providing a pleasant outdoor space for residents to enjoy.

## LEASEHOLD

Service Charge Annually: £650.00

Annual Ground Rent: £100.00

Years Remaining On Lease: 108 Years

Prospective buyers are advised to verify all leasehold details, including ground rent, service charges, and the remaining lease term, with their solicitor as part of the purchase process. The accuracy of this information cannot be guaranteed by the agent.

## COUNCIL TAX BAND - B

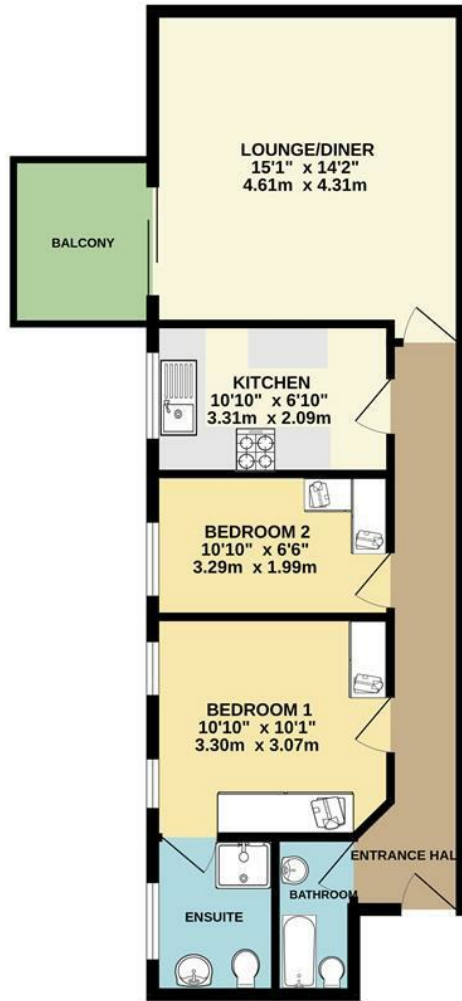
## ADDITIONAL INFORMATION



Tenure: Leasehold  
EPC rating: C  
Council Tax Band: B (Leicester City Council)  
Council Tax Rate: £1,783.06  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Superfast Broadband



GROUND FLOOR

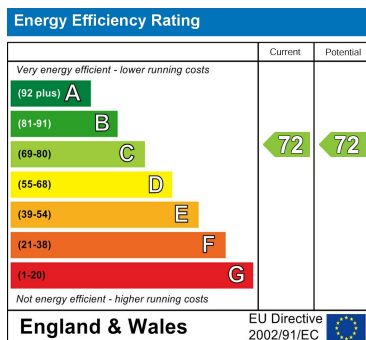


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**B**

Energy Performance Graph



Call us on

**0116 266 9977**

**sales@seths.co.uk**

**www.seths.co.uk**

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.