

LEASEHOLD



Maisonette

KASHMIR ROAD ST MATTHEWS LEICESTER LE1 2NB

Offers Over

£135,000

FEATURES

- Second Floor Maisonette
- Kitchen
- Two Bedrooms
- Off Road Parking Bays
- Entrance Hall
- Lounge / Diner
- Bathroom
- Shared Balcony



 **SETHS**

2 Bedroom Maisonette located in Leicester

Seths are delighted to present this two Bedroom, second floor Maisonette situated in Saint Matthews within walking distance of Taylor Road Primary School and Leicester City Centre. In brief the property comprises of an entrance hallway, lounge / diner, kitchen, two double bedrooms and a bathroom. The property also benefits from uPVC double glazing, gas central heating and a shared balcony.

Viewings are by appointment only.

DOWNSTAIRS

ENTRANCE HALL

Tiled flooring, staircase to first floor, storage cupboard, double glazed window facing front aspect.

KITCHEN

11'11" x 8'9"

Tiled flooring, sink with drainer, eye level units, base level units, integrated electric hob and oven, plumbing for washing machine, space for fridge / freezer, double glazed window facing front aspect.

LOUNGE / DINER

13'7" x 15'3"

Laminated flooring, storage cupboard, radiator, double glazed window facing rear aspect.

UPSTAIRS

LANDING

Carpeted flooring, storage cupboard.

BEDROOM

15'3" x 8'10"

Carpeted flooring, storage cupboard, radiator, double glazed window facing front aspect.

BEDROOM

8'8" x 15'3"

Carpeted flooring, storage cupboard, radiator, double glazed window facing rear aspect, door leading to shared balcony.

BATHROOM

Tiled flooring, partly tiled walls, w/c, wash hand basin, bathtub with shower overhead, radiator, double glazed window facing front aspect.

OUTSIDE

Off road resident parking bays

COUNCIL TAX BAND - A

LEASE

We have been advised by the vendors of the following details. 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.

Term: 125 years from 31st Oct 2005

Service charge: £1,650 per annum (inclusive of unlimited heating and hot water)

Ground rent: £10 per annum



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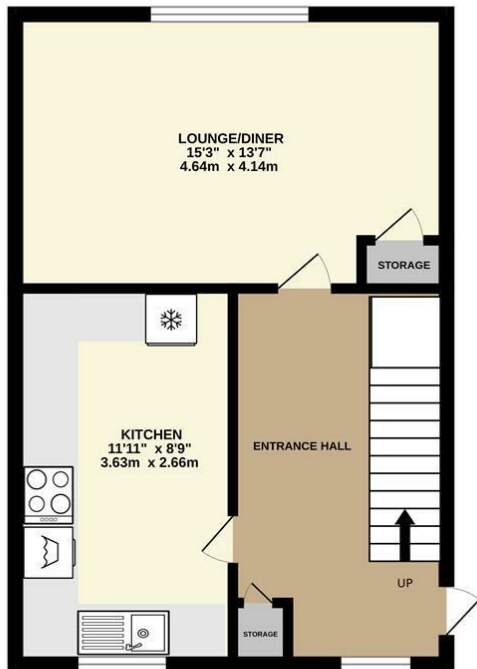
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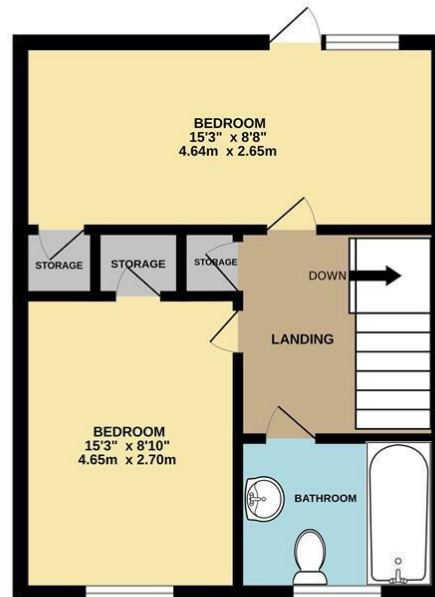
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www.seths.co.uk

SECOND FLOOR



THIRD FLOOR



Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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.