LEASEHOLD

Studio (EPC Rating: C)

LONGHURST CLOSE, RUSHEY MEAD, LEICESTER, LE4 7WA

Offers Over:

£70,000

SETHS

1 1 1 C

1 Bedroom Studio located in Leicester

***** One Bedroom Studio - Rushey Mead *****

Seths is introducing a well presented one-bedroom studio flat located on the first floor of Longhurst Close, Rushey Mead. Perfect for first-time buyers or investors, the accommodation comprises a combined bedroom/lounge, dressing room, bathroom, and kitchen. The flat is leasehold with 80 years remaining, an annual ground rent of £80, and a service charge of £100 per annum. The property is double glazed and heated via electric radiators. Viewings are highly recommended by appointment only.

Contact Seths 0116 266 9977

LOUNGE/BEDROOM
14'7" x 8'7"
Carpeted flooring, electric radiator, and double-glazed window facing the side aspect. This space provides access to all rooms in the accommodation.

KITCHEN
8'7" x 5'10"
Vinyl flooring, partially tiled walls, space for a base-level fridge, and plumbing and space for a washer. Stainless steel sink, space for an electric heater with oven. Double-glazed window facing the side aspect. Storage cupboard doubling as a pantry and an additional cupboard accommodating the water tank.

DRESSING ROOM
8'7" x 3'11"
Carpeted flooring, access to a loft, and access to the bathroom.

BATHROOM
Vinyl flooring, partially tiled walls, toilet, wash hand basin with unit, standing shower cubicle with electric shower, electric radiator.

OUTSIDE
The property accommodates parking for one vehicle. It is located on the first floor in a block of 8 studio apartments.

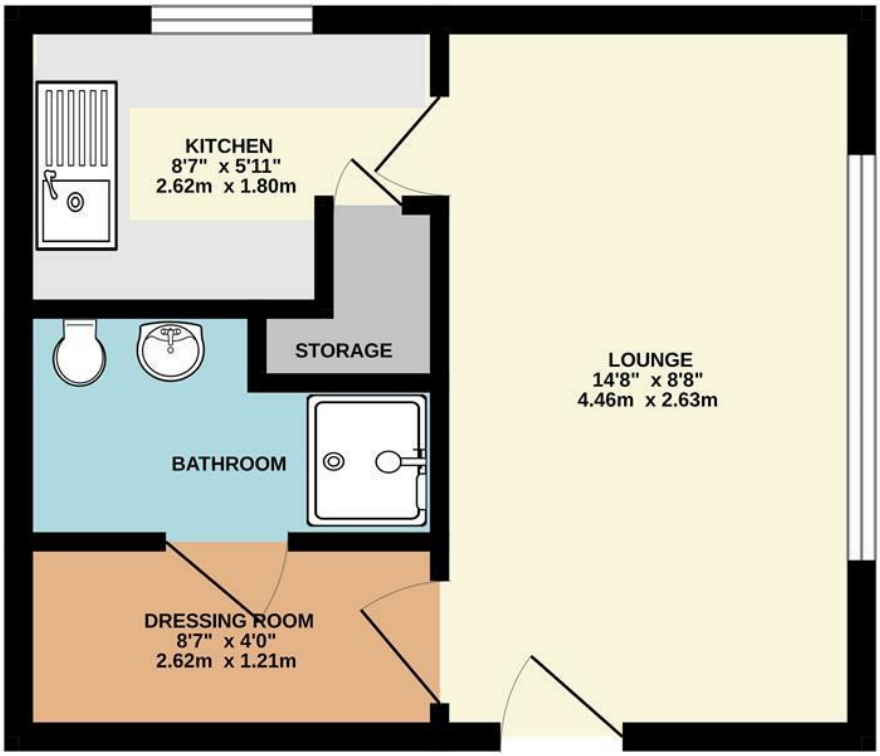
LEASEHOLD
80 Years Left On Lease
£39 - Annual Ground Rent Charge
£106 - Annual Service Charge

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Leasehold
EPC rating: C
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: No
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

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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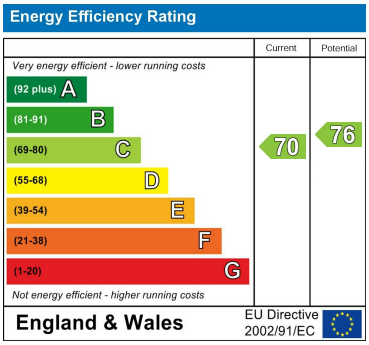
Council Tax Band

A

Energy Performance Graph



Call us on

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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.

SETHS