LEASEHOLD

Flat (EPC Rating: C)

Apartment 21, 213 Loughborough Road, Belgrave, Leicester, LE4 5PL

£155,000

SETHS

2 1 1 C

2 Bedroom Flat located in Leicester

***** TWO BEDROOMS - GROUND FLOOR - ALLOCATED PARKING - BELGRAVE - COURTYARD *****

Seths are pleased to present this well-presented two-bedroom ground floor flat, ideally situated on Loughborough Road, offering allocated parking for one vehicle and sold with no onward chain.

The accommodation comprises an entrance hall with intercom system and access to all rooms, a spacious open-plan lounge and kitchen with dual-aspect double-glazed windows, and access to a private rear courtyard. The kitchen area features tiled flooring, an integrated oven with induction hob and extractor, as well as an integrated fridge, freezer, and space for a washing machine.

The flat further benefits from two bedrooms with built-in storage and a modern bathroom fitted with a three-piece suite including a bathtub with mixer shower.

Externally, the property enjoys a low-maintenance gravel courtyard and allocated parking for one vehicle.

Conveniently located on Loughborough Road, the property offers easy access to local amenities, Leicester city centre, and major transport links, making it an excellent choice for first-time buyers, downsizers, or investors.

Offered to the market with no onward chain. Contact Seths Today to Arrange A Viewing - 0116 266 9977

GROUND FLOOR

ENTRANCE HALL
13'7" x 11'7"
Carpeted flooring, radiator, intercom system, and access to all rooms.

LOUNGE & KITCHEN
15'2" x 14'11"
Spacious open-plan living area with carpeted flooring to the lounge, storage cupboard, radiator, and spotlighting.
The lounge benefits from double-glazed windows to the side and rear aspects, as well as UPVC double doors opening into the private courtyard.

The kitchen area is finished with tiled flooring, base and eye-level units, integrated four-ring induction hob with oven and extractor over, integrated fridge and freezer, and plumbing and space for a washing machine.

COURT YARD
Private outdoor space finished with a gravel surface, secluded by a brick-built perimeter, providing a low-maintenance and private setting for relaxation.

BEDROOM ONE
10'0" x 8'4"
Carpeted flooring, radiator, double-glazed window to the side aspect, and in-built storage cupboard.

BEDROOM TWO
9'4" x 8'0"
Carpeted flooring, radiator, double-glazed window to the side aspect, and built-in storage cupboard.

BATHROOM
8'0" x 5'5"
Finished with tiled flooring and tiled walls, panelled bath with mixer attachment, wash hand basin, toilet, radiator, and a double-glazed window facing the front aspect.

OUTSIDE
Gated access, allocated parking for one vehicle.

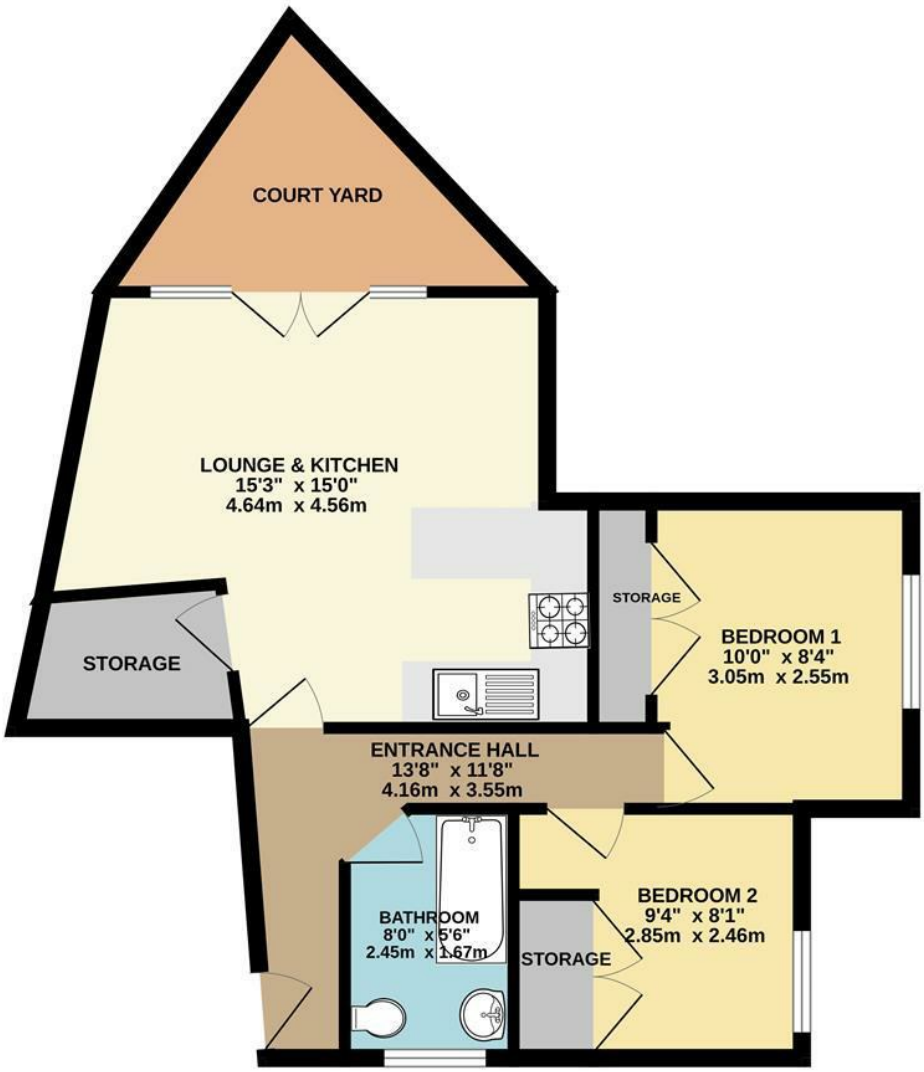
LEASEHOLD
113 Years Remaining On Lease
£355.00 annual ground rent
£1,500.00 annual service charge

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Leasehold
EPC rating: C
Council Tax Band: B
Council Tax Rate: £1,872.67
Mains Gas: Yes
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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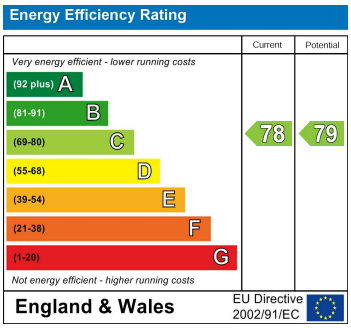
Council Tax Band

B

Energy Performance Graph



Call us on

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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.

SETHS