Flat (EPC Rating: C)

COLEMAN CLOSE, OFF COLEMAN ROAD, LEICESTER, LE5 4LP

PRICE:

£140,000

SETHS

2 1 1 C

2 Bedroom Flat located in Leicester

***** 2 BEDROOM FIRST FLOOR FLAT - IDEAL FIRST TIME PURCHASE/INVESTMENT *****

Seths Estate Agents proudly presents this excellent opportunity for first-time buyers or investors, situated conveniently on Coleman Close, Humberstone. This first-floor flat offers two bedrooms, along with a spacious lounge, kitchen/diner, and family bathroom. The property includes gas central heating and double glazing, ensuring comfort and energy efficiency.

Please note the leasehold information: there are approximately 80 years left on the lease, with a service charge of £960.00 yearly and the Ground Rent is £10.00 yearly charge.

Don't miss out on this fantastic opportunity! Contact us today to arrange a viewing.

ENTRANCE HALL
Carpeted flooring, access to all rooms in the flat, storage cupboard accommodating gas-powered combination boiler, another storage cupboard, access to loft, radiator.

BEDROOM 1
13'1" x 8'11"
Carpeted flooring, radiator, double glazed window facing the front aspect

BEDROOM 2
11'10" x 5'10"
carpeted flooring, radiator, double glazed window facing the front aspect

KITCHEN/DINER
11'11" x 9'4"
Laminate flooring, radiator, dining area, base and eye level units, plumbing for a washing machine, partially tiled walls, stainless steel sink, 2X double glazed window facing the rear aspect and side aspect, space for a four ring cooker with oven, space for a fridge

LOUNGE
15'3" x 10'9"
Carpeted flooring, radiator, double glazed window facing the front aspect

BATHROOM
Vinyl flooring, double glazed window facing the front aspect

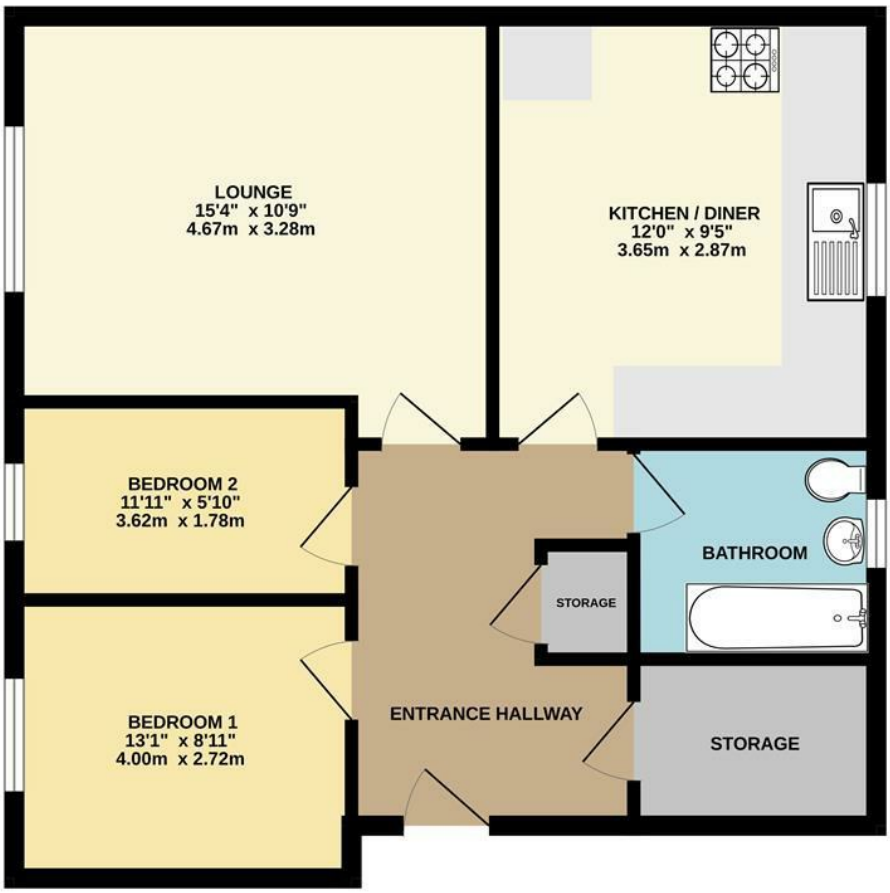
OUTSIDE
Outside the property features a shared car park with parking for one car, communal front garden.

LEASEHOLD
Approximately 80 Years Left on Lease
Annual Service Charge Approximately £962.64
Ground Rent: £10.00

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Leasehold
EPC rating: C
Council Tax Band: A
Council Tax Rate: £1,528.34
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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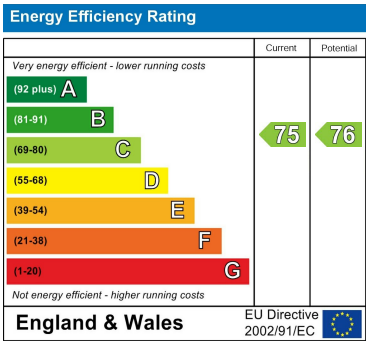
Council Tax Band

Energy Performance Graph



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SETHS