LEASEHOLD

Flat (EPC Rating: C)

Larchmont Road, Off Anstey Lane, Leicester, LE4 0BE

Offers Over

£110,000

SETHS

1 1 1 C

1 Bedroom Flat located in Leicester

***** ONE BEDROOM - GROUND FLOOR FLAT - GAS CENTRAL HEATNG - ALLOCATED PARKING *****

Seths are pleased to present this one-bedroom ground floor flat situated on Larchmont Road, just off Anstey Lane, offered to the market with no onward chain.

The property comprises an entrance hall with carpeted flooring, radiator, intercom system, and storage space, leading into a spacious lounge with multiple double-glazed windows providing plenty of natural light. The modern kitchen includes both base and eye-level units, an integrated gas hob and oven with extractor, stainless steel sink, space for a washing machine and fridge, and a dining area overlooking the rear aspect.

There is a well-proportioned double bedroom featuring two double-glazed windows, built-in storage cupboards, and radiators, as well as a partially tiled bathroom fitted with a bath with mixer shower, wash hand basin, toilet, and radiator.

Located in a convenient area just off Anstey Lane, the property offers easy access to local amenities, public transport routes, and Leicester city centre, making it an ideal purchase for first-time buyers or investors alike.

Contact Seths Today To Arrange A Viewing - 0116 266 9977

GROUND FLOOR

ENTRANCE HALL
8'6" x 3'9"
Accessed via the main entrance door from outside. Finished with carpeted flooring, intercom system, radiator, and storage cupboard. Provides access to all rooms within the accommodation.

BATHROOM
8'6" x 5'6"
Finished with vinyl flooring and partially tiled walls, comprising a polyvinyl bathtub with mixer shower attachment, wash hand basin, toilet, and radiator.

LOUNGE
14'11" x 11'4"
Accessed from the entrance hall. Features carpeted flooring, alarm system control panel, two radiators, and two double-glazed windows facing the front aspect, allowing ample natural light. Provides entry into the kitchen.

KITCHEN
12'4" x 11'3"
Finished with vinyl flooring and partially tiled walls, fitted with a range of base and wall-mounted units, stainless steel sink, integrated four-ring gas hob, integrated oven, and extractor fan.
Includes space and plumbing for a washing machine, space for a fridge, radiator, and a double-glazed window facing the rear aspect.
Also houses the gas-powered combination boiler and a designated dining area.

BEDROOM
14'0" x 8'2"
A spacious double bedroom with carpeted flooring, two radiators, and two double-glazed windows facing the side aspect. Includes two built-in storage cupboards.

OUTSIDE
accessed via communal entrance, which also allows access to communal gardens.

LEASEHOLD
102 Years left on lease
Ground Rent - £100 annually
Service Charge - £1,400 annually

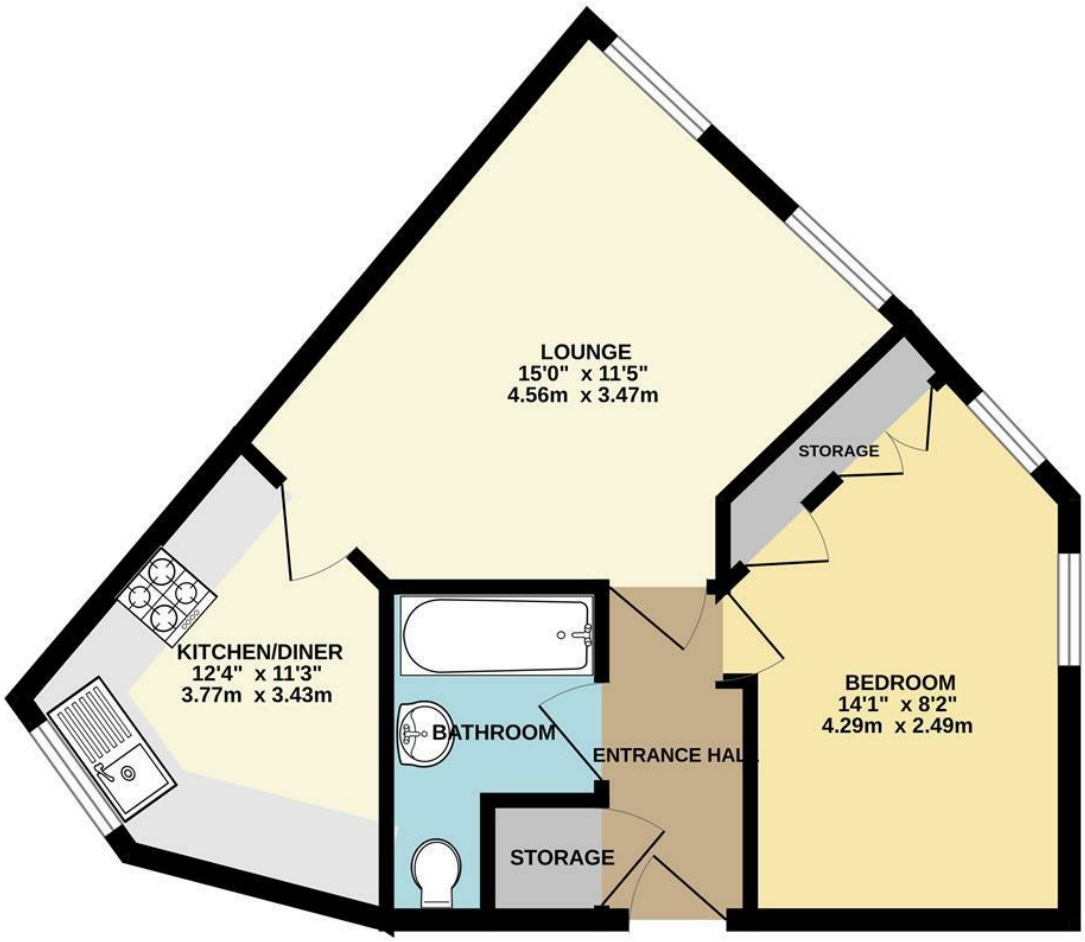
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Yes

DONNER

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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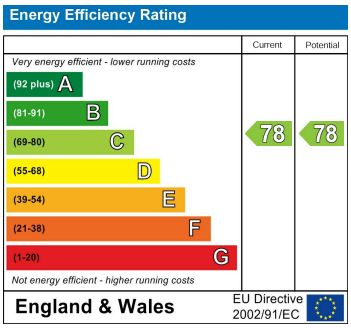
Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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SETHS