

FOR SALE



# VICTORIA PARK ROAD CLARENDON PARK LEICESTER LE2 1XR

## £90,000

### FEATURES

- No chain
- Popular location
- Walking distance to Universities and Victoria Park
- Opposite QE College
- One Bedroom Flat
- Entrance Hall
- Lounge / Diner
- Kitchen
- Bathroom
- Lift access



 **SETHS**

# 1 Bedroom Flat for sale in Clarendon Park

## ENTRANCE HALL

Carpeted, electric radiator

## LOUNGE / DINER

23'0" x 10'11"

Carpeted, electric radiator, x4 uPVC double glazed windows

## KITCHEN

7'2" x 6'9"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for under-counter fridge, tiled walls, extractor fan, uPVC double glazed window

## BEDROOM

11'2" x 10'9"

Carpeted, electric radiator, storage cupboard, uPVC double glazed window

## BATHROOM

WC, wash hand basin, bathtub with shower overhead, lino flooring, party tiled walls, towel radiator, extractor fan

## OUTSIDE

Communal gardens

## ADDITIONAL INFO

Tenure: Leasehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1605.00

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband

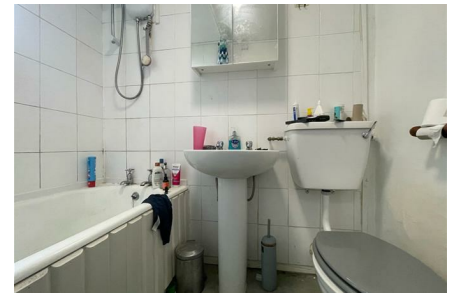
## LEASE

We have been advised by the vendor 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.

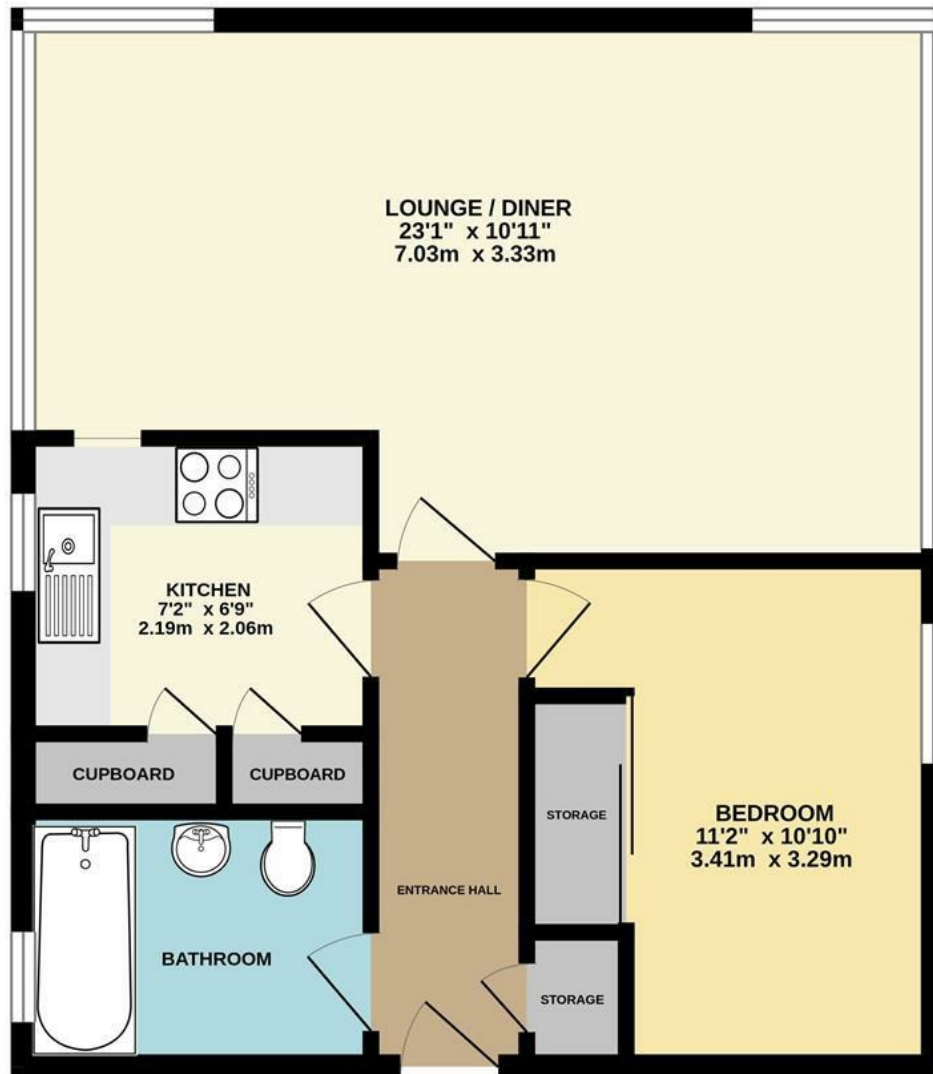
Service charge - £112.07 pcm

Ground rent - £10 per annum

Lease remaining - 85 years remaining



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG



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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**A**



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.

