

FOR SALE



DAVENPORT ROAD
GOODWOOD
LEICESTER
LE5 6SD

£118,000

FEATURES

- No chain
- Close to schools, shops and places of worship
- Two Bedrooms
- Bathroom
- Intercom system
- Sought after location
- Well presented throughout
- Open plan lounge / kitchen / diner
- Allocated parking space
- Secure gated entrance



 **SETHS**

Two Bedroom Apartment located in Goodwood

OPEN PLAN LOUNGE / KITCHEN / DINER

32'8" (max) x 20'10" (max)

Lounge / dining area consists of; carpeted flooring, radiator, storage cupboard, space for dining table. uPVC double glazed window

Kitchen area consist of; wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring, uPVC double glazed window

BEDROOM 1

11'1" x 8'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

7'6" x 7'0"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

LEASE

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 - £1195 per annum

Ground rent - £100 per annum

Lease remaining - 986 years

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

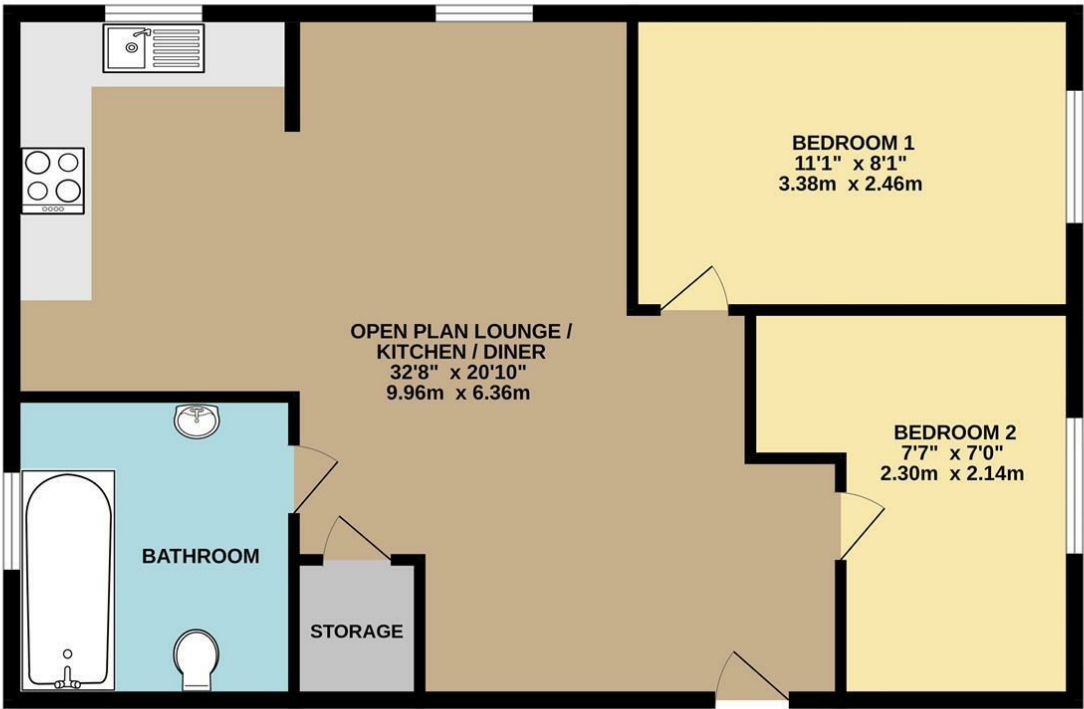


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Council Tax Band
B



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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