

GROUND FLOOR FLAT - 4 Kingsthorpe Close, off Abbey Lane, Leicester, LE4 2TZ



Description:

A one bedroom ground floor flat located off Abbey Lane, Leicester. The flat has the benefit of full gas central heating and double glazing, has front and rear gardens and is sold with no upward chain.

Directions & Location:

From Leicester City Centre proceed along St Margarets Way which becomes Abbey Lane A6. Turn left into Abbey Rise, right into Abbey Drive, proceed over onto Kingsthorpe Close where the property is located on the right hand side. The property is well situated for local amenities whilst Leicester City centre is a short distance away.

ACCOMMODATION

Ground Floor:

Entrance Hall:

Partial obscure glazed entrance door to the front aspect, single radiator and two built in storage cupboards.

Lounge / Diner - 15'11" x 10'1" (4.85m x 3.07m approx):

Two double glazed windows to the rear aspect, double radiator and laminate flooring.

Kitchen - 10'0" x 6'5" (3.05m x 1.96m) approx:

Having double glazed window and door to the rear aspect, single radiator, gas and electric cooker points, extractor fan, wall mounted boiler, ceramic tiling, a range of floor standing and wall mounted units.

Bedroom - 11'2" x 9'8" (3.40m x 2.95m) approx:

With double glazed window to the front aspect, single radiator, airing cupboard.

Bathroom - 6'10" x 6'2" (2.08m x 1.88m) approx:

With opaque double glazed window to the side aspect, white suite comprising of a low level w.c., wall mounted wash hand basin and a panelled bath with shower over, ceramic tiling and single radiator.

Outside:

There is a lawned garden area to the front of the property and a paved rear garden having store and rear entry gate.

Services:

Mains services are connected to the property. The services, fittings and appliances (if any) have not been tested by the selling agents

Council Tax:

The property falls within Council Tax Band A, which is currently £882.65 for the period 2008/09

Tenure:

Leasehold – 125 year lease with 109 years remaining. The property has previously been let at a rent of £425.00 per calendar month which included £60.00 ground rent & service charge. However we have been advised that the property is currently vacant.

The Property Mis-description Act 1991

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

- 1) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 2) Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
- 3) All information on the availability of main services is based on information supplied to us. Interested

parties are recommended to arrange for any tests to be carried out prior to acquisition.

Health and Safety

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.