

FOR SALE



DAVENPORT ROAD LEICESTER LE5 6SD

£105,000

FEATURES

- Goodwood Area
- 1 Bedroom
- Double Glazing
- Modern Apartment
- Close to Local Amenities
- Intercom system
- Allocated Parking
- Secure Gated Entrance
- Well Presented Throughout
- Open Plan



 **SETHS**

1 Bedroom Apartment located in GOODWOOD

Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

B

Seths are delighted to bring to market this beautiful one bedroom apartment situated within this select development of 12 units in the ever so popular area of GOODWOOD close to local places of worship, schools and other amenities.

The accommodation comprises of an open plan living room / kitchen, one bedroom and a bathroom. The property benefits from an allocated car parking space, uPVC double glazing and an intercom system.

Viewings by appt only

LIVING ROOM / KITCHEN

Carpeted (Living area), x2 radiator, wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge freezer, plumbing for washing machine, lino flooring (kitchen area), storage cupboard, x2 uPVC double glazed windows

BEDROOM

15'5" x 9'10"

Carpeted, radiator, x2 uPVC double glazed windows

BATHROOM

3 pc suite comprising of WC, wash hand basin with mixer tap, bathtub with shower overhead, tiled flooring, partly tiled walls

OUTSIDE

Secure gated access with an allocated parking space

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 - 987 years

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

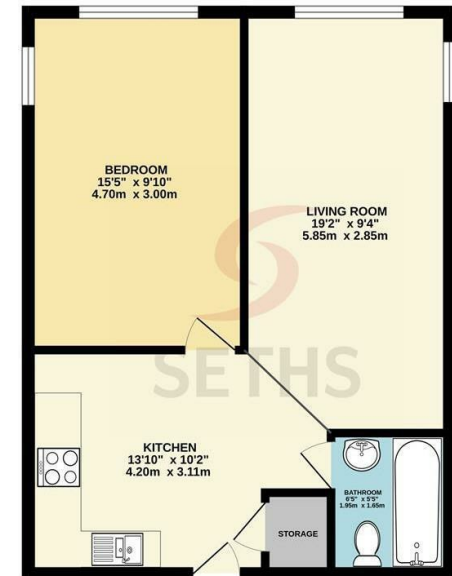
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

NOTE

Photos were taken prior to tenants moving in

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | 58 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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**