



## 1 bed apartment to buy in LE2

Stoneygate Road, Flat 24, Leicester,  
Leicestershire, LE2 2AB

**£75,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ 1 Bed Apartment
- ✓ Well maintained communal
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Presenting this GROUND FLOOR one-bedroom flat in De Montfort Court just off London Road. The accommodation includes a lounge, fitted kitchen, DOUBLE BEDROOM and shower room. Outside benefits from well-maintained COMMUNAL GROUNDS.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 79

Annual Ground Rent Amount: £105.00

Annual Service Charge Amount: £1,260.00

Price: Starting Bid £75,000

Property Type: Apartment

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Stoneygate Road, Flat 24, Leicester, Leicestershire, LE2 2AB

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

