



Fair-Way Properties

Your Local, Independent, Family Property Specialists

www.fwproperties.co.uk

Residential Sales & Property Management

Laithwaite Close, Anstey Heights, LE4

£70,000



- Anstey Heights
- No Chain!!
- Ground Floor
- Lounge / Kitchen / Diner
- Double Bedroom
- Shower Room
- Allocated Parking

Fair-Way Properties are happy to present this ground floor 1 bedroom flat located in the popular area of Anstey Heights close to local amenities such as shops, schools, bus routes and a park. Ideal for a first-time buyer or an investor looking for a good rental yield. The property comprises of an open plan living room / kitchen / diner, a bathroom with a walk-in shower cubicle, toilet, and basin. The kitchen provides space for an electric cooker, washing machine & fridge/freezer and comes equipped with a range of fitted base and wall units for storage. The property benefits from UPVC double glazing and electric heating. There is also an allocated parking space in the car park behind the flat.

Ground Rent: £40 per year

Lease: 82 Years Remaining (120 Year Lease from 25th December 1984)

Leasehold Management Fee: Approximately £1000 per annum

VIEWING BY APPOINTMENT WITH AGENTS FAIR-WAY PROPERTIES

657 Loughborough Road, Birstall, Leicester, Leicestershire, LE4 4NL T: 0116 267 4049 E: info@fwproperties.co.uk W: www.fwproperties.co.uk

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Lounge Area

The lounge area provides access to the flat via a UPVC double glazed door. It benefits from an electric heater and a UPVC double glazed window. There are also 2 cupboards for additional storage.

Kitchen Area

The kitchen area benefits from a range of wall and base units and a matching island. There are spaces for a freestanding electric oven, washing machine and fridge freezer. There is also a UPVC double glazed window.

Bedroom

The bedroom features built-in wardrobes, a UPVC double glazed window and electric heater.

Shower Room

The shower room benefits from a shower cubicle with electric shower, a pushbutton toilet, and a modern wash hand basin.

Outside

Outside there is a small storage cupboard and allocated parking for one vehicle.

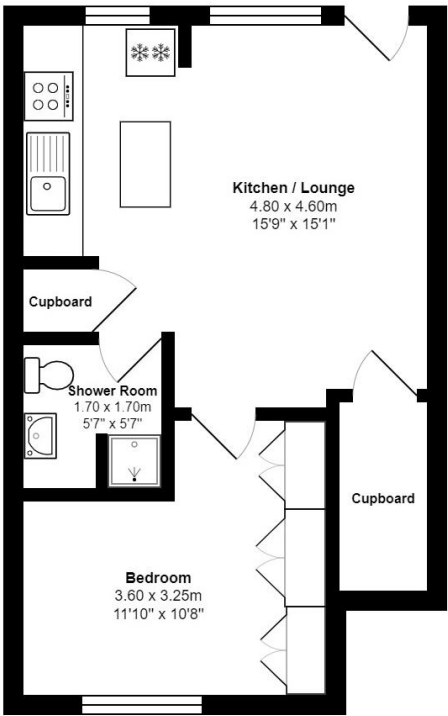
Agents Notes

1: Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Fair-Way Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances. 6: Fair-Way Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Photos



Floorplan



All measurements are approximate and for display purposes only

Location



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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.