



Flat 3, The Albany, London Road, Leicester, LE2 1RH

Price: £160,000

2-Bedroom Ground Floor Flat

This property is prominently situated on London Road and can be approached by proceeding south east of Leicester via the main A6 along London Road. Continue straight and pass the Mayfield Road roundabout and The Albany can be located immediately on the left hand side. The main shopping areas and other local facilities can be easily accessed, i.e. Railway Station, frequent bus services and easy road/motorway links.

Viewing:

Strictly by telephone appointment to be arranged through the Selling Agents.



Front Entrance - The entrance to the flats accommodation is accessed by the front of the building and also features an intercom facility.

Entrance Hallway - Entrance comprises of a security intercom, central heating radiator and laminate flooring.

Lounge, 12'89 x 15'96 - This spacious room comprises of a double glazed window to side elevation, central heating radiator, electric heater, television connection point, laminate flooring, original coving to ceiling.

Kitchen, 11'2 x 10'9 - The kitchen area comprises of a secondary glazed window to rear elevation, central heating radiator, single drainer stainless steel sink unit, wall and base units, breakfast bar, extractor hood, partly tiled walls, washing machine and fridge connection points.

Utility Room

Inner Hallway - This area houses a boiler cupboard and an electric heater.

Bedroom One, 12'79 x 10'98 - Features a double glazed window to front and side elevation, laminate flooring and a central heating radiator.

Bedroom Two, 10'3 x 10'97 (9'14 into wardrobe) - This room houses a double glazed window to side and rear elevation, laminate flooring, central heating radiator and fitted wardrobes.

Study, 9'5 x 7'4 - This room is accessed from the living room, it features a double glazed window to side elevation, laminate flooring, central heating radiator and original coving to ceiling.

Bathroom - Shower enclosure, W.C and hand wash basin, window to side and rear elevation, single panel radiator, part tiled walls and a wall mounted storage cupboard.

Outside - The property benefits from well kept communal grounds, with parking and there is a separate block to the side of the property where the garage is situated.

Lease Details -

Management Company: First Port
Length of Lease: 150 years from 25th March 2017
Service Charges: £155 p/mth incl Building Insurance & Sinking Fund
Ground Rent: Peppercorn

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