



# Thorps

## Residential Sales

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### Simmins Crescent, Leicester, Leicestershire. LE2 9AH



First Floor Apartment  
Newly Fitted Kitchen  
Redecorated Internally & Externally  
Gas Central Heating

Two Double Bedrooms  
Newly Fitted Bathroom  
Good Size Garden  
No Chain

£142,500

## Property Description

First Floor Apartment | Two Double Bedrooms | Newly Fitted Kitchen | Newly Fitted Bathroom | Redecorated Internally & Externally | Good Size Garden | Gas Central Heating | No Chain

A larger than average, two double bedroom first floor apartment benefitting from gas central heating, Upvc double glazed windows, newly fitted kitchen, newly fitted shower room, recently redecorated internally and externally, good size rear garden and being sold with no chain.

The property would be an ideal first time buy or buy to let investment with approximate annual rent of £9300.00 (6.53% yield)

The accommodation briefly comprises of own entrance hall, lounge/diner, landing area, two double bedrooms, kitchen and shower room.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

### Leasehold

Lease length. From 22nd January 1990 for 125 years. 91 years remaining

Ground rent. £10.00 per annum

Service Charge £0.00 per annum

### Entrance Hall

With tiled floor, upvc front door and stairs off.

### Landing

With window to the side elevation, wall mounted combination boiler, tiled floor, radiator, storage cupboard and loft access.

### Kitchen (8' 8" Max x 10' 5" Max) or (2.63m Max x 3.17m Max)

With a range of base units, integral electric hob, electric oven, one and half stainless steel sink, tiled floor, radiator, rear facing window. Fridge/freezer and washing machine included in the sale.

### LOUNGE DINER (15' 3" Max x 11' 9" Max) or (4.66m Max x 3.57m Max)

With two windows to the front elevation, tiled floor, radiator, coving, walk in storage cupboard.

### Bedroom 1 (13' 9" Max x 9' 11" Max) or (4.20m Max x 3.02m Max)

With window to the rear elevation, tiled floor, radiator and fitted wardrobes.

### Bedroom 2 (10' 6" Max x 9' 11" Max) or (3.21m Max x 3.02m Max)

With window to the rear elevation, radiator, tiled floor and built in wardrobe.

### Shower Room

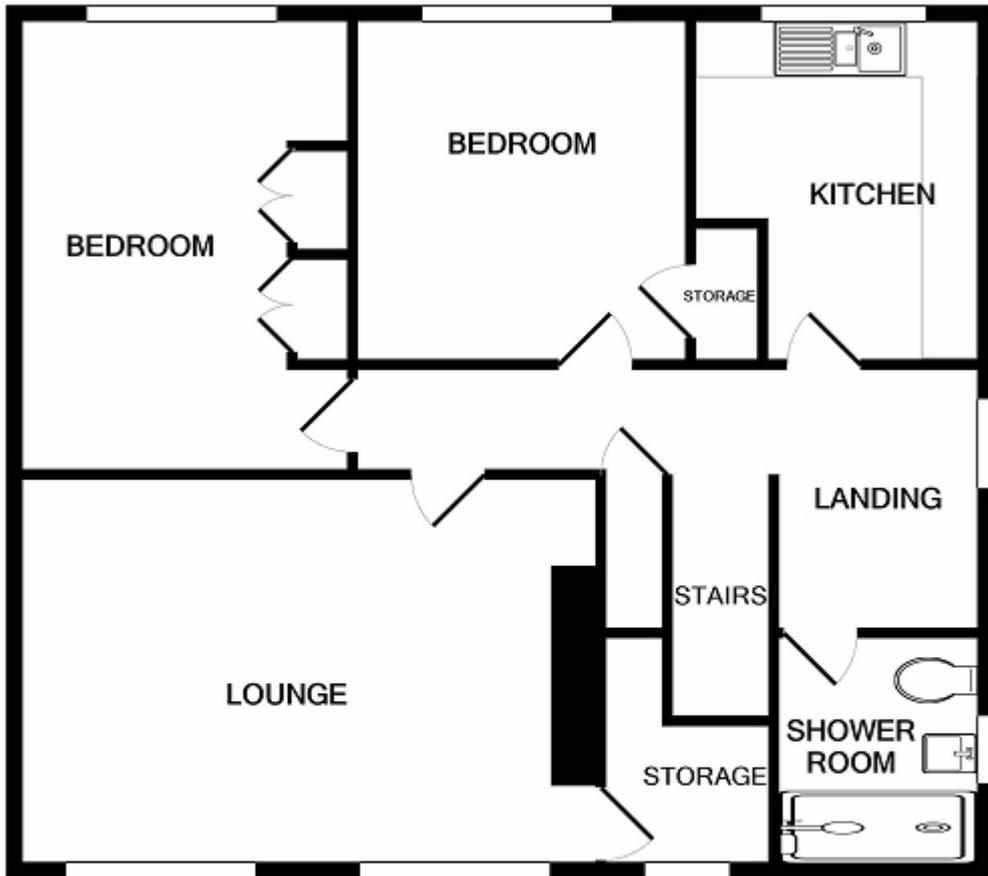
With suite comprising of double shower cubicle with mixer shower, low flush wc, wash hand basin, tiled floor, heated towel rail and window to the side elevation.

### Outside

To the rear of the property there is a good size garden which is mainly laid to lawn and outside store.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**NOTE**  
 THORP'S ESTATE AGENTS HAVE NOT TESTED THE HEATING SYSTEM OR ANY SERVICES IN THE PROPERTY AND THEREFORE RECOMMEND THAT ANY INTERESTED PURCHASER SATISFY THEMSELVES WITH REGARDS TO THE OPERATION AND CONDITION PRIOR TO ENTERING INTO A LEGAL COMMITMENT TO PURCHASE.



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