



Thorps

Residential Sales

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Spinney Close, Glen Parva, Leicester, Leicestershire. LE2 9NJ



Smartly Presented Studio Apartment
6.20% Yield
Open Plan Lounge/Bedroom
Bathroom

Ideal FTB Or BTL Investment
Allocated Parking
Separate Kitchen
No Chain

£87,950

Property Description

Smartly Presented Studio Apartment | Ideal FTB Or BTL Investment | 6.20% Yield | Allocated Parking | Open Plan Lounge/Bedroom | Separate Kitchen | Bathroom | No Chain

A well presented ground floor studio apartment. An ideal first time buy or buy to let investment, benefitting from Upvc double glazed windows, current electrical certificate, electric heating, allocated parking, communal garden and being sold with no upward chain. The accommodation briefly comprises of communal hall, entrance hall, open plan lounge/bedroom, kitchen and bathroom. Situated in the popular area of Glen Parva, within easy driving distance of motorway network, Fosse Park and regular bus service to Blaby Village and Leicester City Centre. The property has the added benefit of backing on to Great Central Way. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Leasehold
Ground rent. Peppercorn rent
Service charge £75.00 pcm.
Lease term, please read below.

Tenure Leasehold. Lease Start Date 13 Oct 1983, Lease End Date 01 Jan 2979, Lease Term 999 years from 1 January 1980. Lease Term Remaining 954 years.

Entrance Hall

With access to lounge/bedroom and bathroom.

LOUNGE/BEDROOM (14' 8" Max x 9' 10" Max) or (4.46m Max x 2.99m Max)

With two windows to the rear elevation, electric heater, telephone and television point.

Kitchen (9' 4" Max x 5' 3" Max) or (2.84m Max x 1.61m Max)

With a range of base and wall mounted units, electric cooker point, plumbing for washing machine, sink, electric heater and window to the rear elevation.

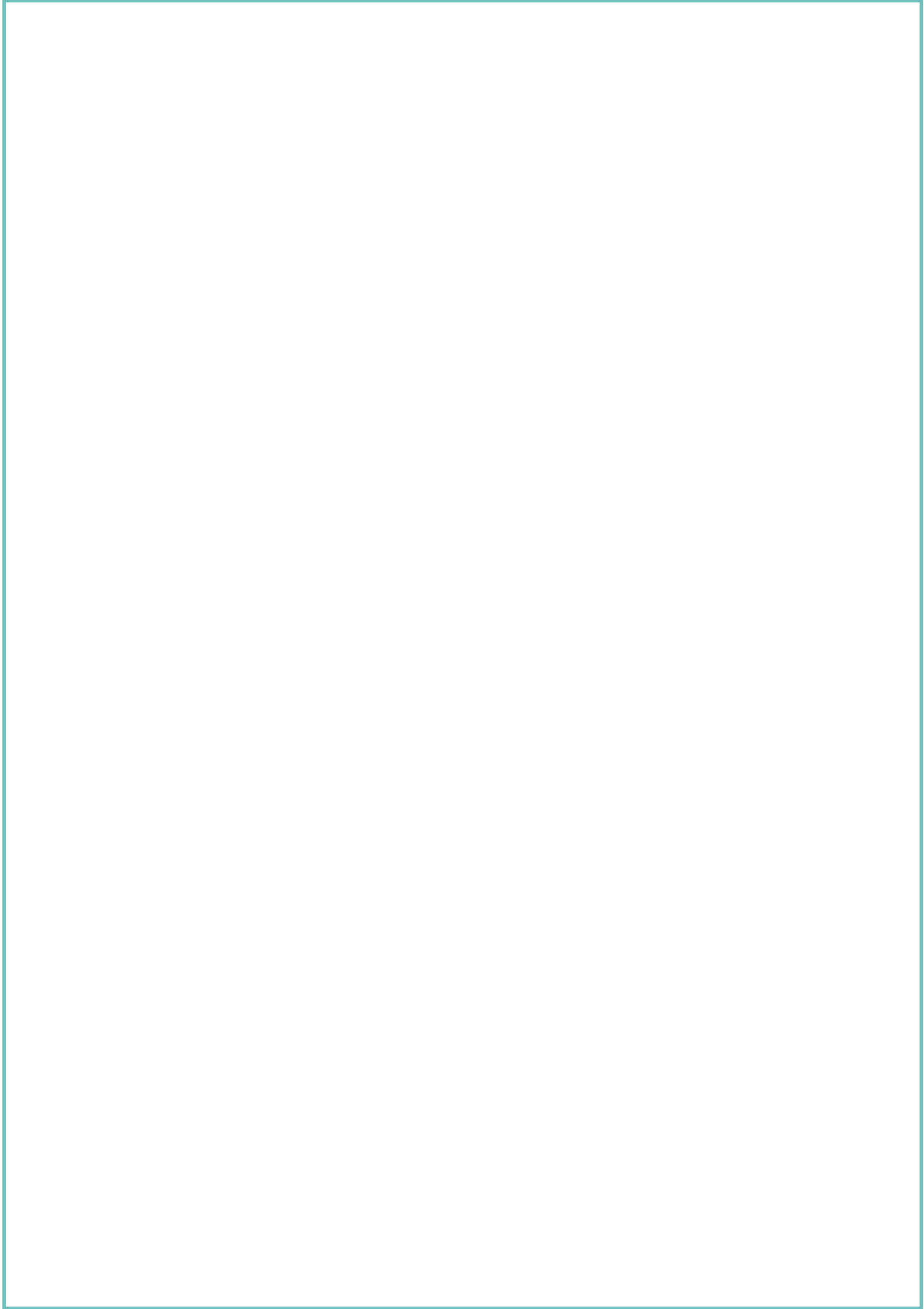
Bathroom (6' 2" Max x 5' 7" Max) or (1.88m Max x 1.70m Max)

With suite comprising of low flush wc, bath with electric shower over, wash hand basin and airing cupboard.

Outside


To the side of the property there is a car parking with on allocated parking space and ample visitor parking. The rear has a communal garden which backs on a Glen Parva Nature Reserve.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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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