



Thorps

Residential Sales

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9 Denmark Road, Leicester, Leicestershire. LE2 8AB



Converted Apartment
Modern Open Plan Living
Ideal First Time Buy
Viewing Essential



Wealth Of Character
One Bedroom
No Chain
EPC C Rating

£119,950

Property Description

A stunning converted one bedroom apartment. Modern open plan living, still incorporating wealth of original factory features including exposed brick work and beams. This property would be an ideal first time buy/buy to let investment, conveniently located within easy reach of Leicester Royal Infirmary, Leicester City Centre and M1/69 motorway access.

The property benefits from electric heating, Upvc double glazed windows, communal garden with gated access and being sold with no upwards chain.

The accommodation briefly comprises of open plan living/kitchen/diner, one bedroom and bathroom.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Tenure. Leasehold

999 Year Lease from 2004

Ground Rent £50.00 per year

Service Charge £150.00 per year which includes sinking fund

Building Insurance £250.00 per year.

The management of the apartments is currently run by the owners. They are currently exploring options to instruct a management company.

LIVING KITCHEN/DINER (26' 11" Max x 15' 11" Max) or (8.20m Max x 4.85m Max)

Open plan living/kitchen/diner with a range of base and wall mounted units, integral fridge, freezer,, dishwasher, sink, extractor hood, three electric heaters, airing cupboard and two Velux windows and three large windows.

Bedroom 1 (12' 9" Max x 9' 4" Max) or (3.88m Max x 2.85m Max)

With two large windows and electric heater.

Bathroom (7' 11" Max x 6' 2" Max) or (2.41m Max x 1.88m Max)

With suite comprising of low flush wc, wash hand pedestal, bath with shower over, heated towel rail, tiled floor and Velux window.

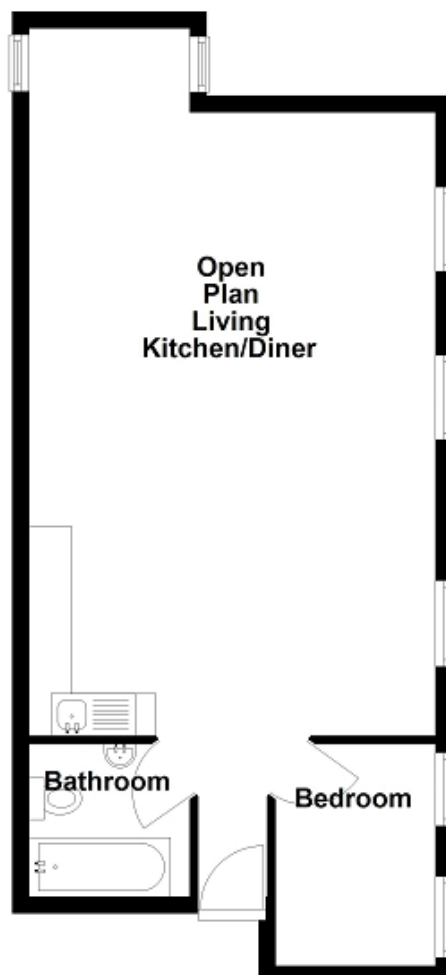
Outside


The property is accessed via gated access leading to communal garden and communal entrance hall.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(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

THORPS 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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