



Thorps

Residential Sales

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Denmark Road, Leicester, Leicestershire. LE2 8AB



Ground Floor Apartment
Wealth Of Character
Double Bedroom
Popular Location

Ideal First Time Buy
Upvc Double Glazed
Open Plan Living/Kitchen
No Chain

£110,000

Property Description

A beautifully presented ground floor apartment, thoughtfully converted to offer stylish and modern living. Ideally situated within easy reach of Leicester City Centre, the M1/M69 motorway network, Leicester Royal Infirmary, and De Montfort University, this property is perfectly positioned for both professionals and commuters.

The apartment boasts a contemporary open-plan living, kitchen, and dining area, creating a bright and versatile space. Additional benefits include electric heating, uPVC double glazing, a spacious double bedroom, and a well-appointed bathroom. Offered for sale with no onward chain, this property represents an excellent opportunity for first-time buyers or investors alike.

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 (22' 8" Max x 19' 4" Max) or (6.92m Max x 5.90m Max)

Modern open plan living accommodation with fitted kitchen comprising of base and wall mounted units, integral dishwasher, electric oven, electric hob, washing machine, dishwasher, one and half stainless steel sink, breakfast bar, wood floor, electric heaters, door and window to the front elevation.

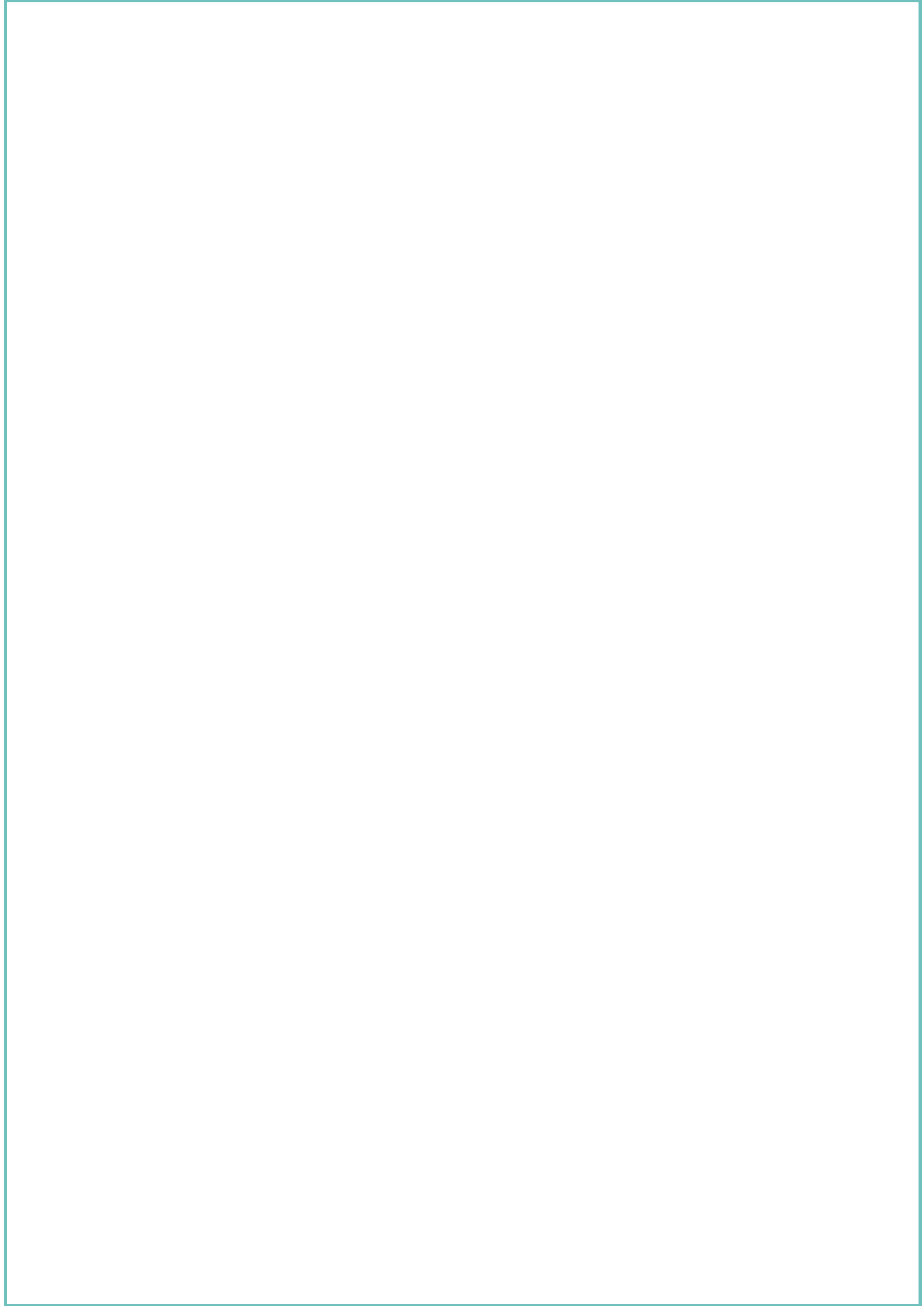
Bedroom 1 (11' 1" Max x 8' 8" Max) or (3.38m Max x 2.63m Max)

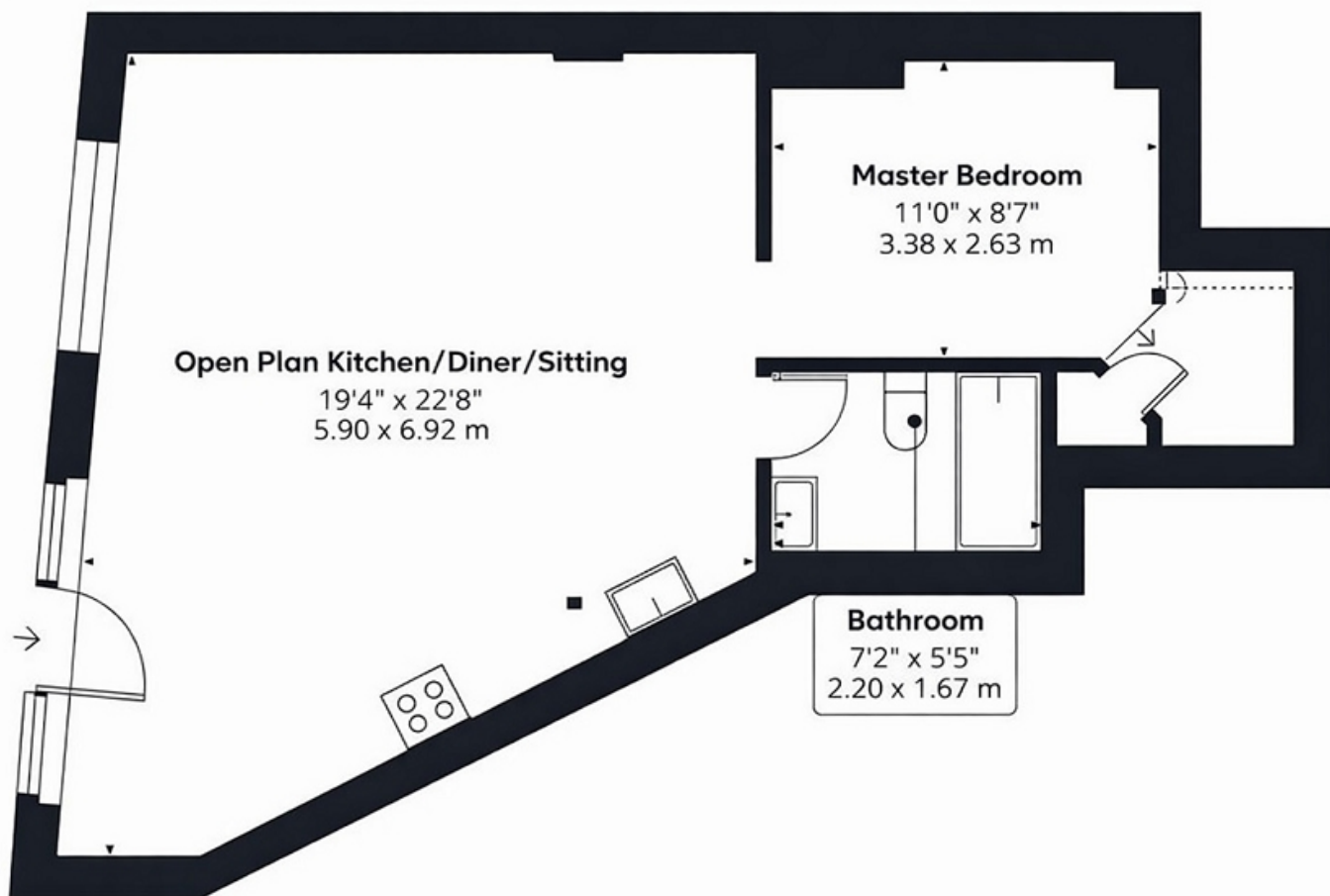
With wood floor, electric heater, recess for wardrobe storage and cupboard housing hot water tank.

Bathroom (7' 3" Max x 5' 6" Max) or (2.20m Max x 1.67m Max)

With suite comprising of low flush wc, wash hand pedestal, bath including shower over and electric heater.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales 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

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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