



2 Dunns Lane, Leicester, LE3 5LU

GUIDE PRICE £150,000 - £160,000

The property which benefits from having a tenant in the property until July 2024. The property provides good access for all local amenities, Leicester Royal Infirmary and De Montfort University. Internally the property comprises of Entrance hall, sizable lounge/diner, separate kitchen, two bedrooms, bedroom having en-suite shower room and bathroom. The balcony provides open views. The block is situated in mature gardens and features one allocated parking space. An internal inspection is highly recommended to appreciate the property on offer.

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, Leicester, LE3 5LU



- INVESTMENT OPPORTUNITY ONLY
- POPULAR LOCATION
- ALLOCATED GATED PARKING
- TWO BEDROOMS
- LEASE REMAINING 977 YEARS
- VIEWING ADVISED
- TWO BATHROOMS
- SERVICE IN REGION OF £1200.00 P.A
- CALL TODAY

FRONT ELEVATION

VIEWS

ENTRANCE HALL

BEDROOM TWO

9'3" x 8'2" (2.82m x 2.49m)

BEDROOM ONE

13'5" x 8'2" (4.11m x 2.49m))

EN SUITE

FAMILY BATHROOM

FITTED KITCHEN

8'2" x 7'4" (2.49m x 2.26m)

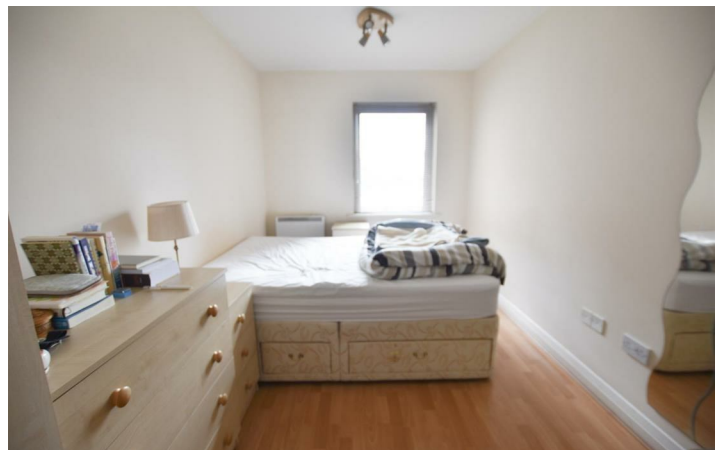
LOUNGE/DINING ROOM

19'3" x 12'4" (5.87m x 3.78m)

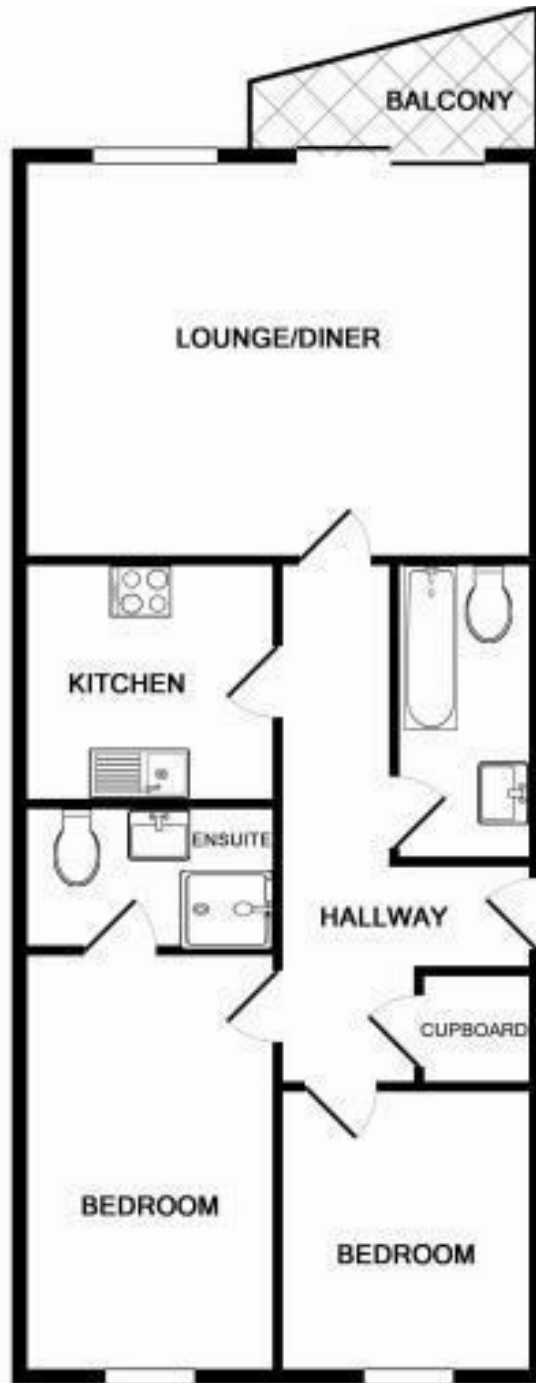
BALCONY



Directions



Floor Plan



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

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	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p>		75	82	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		82	82
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	