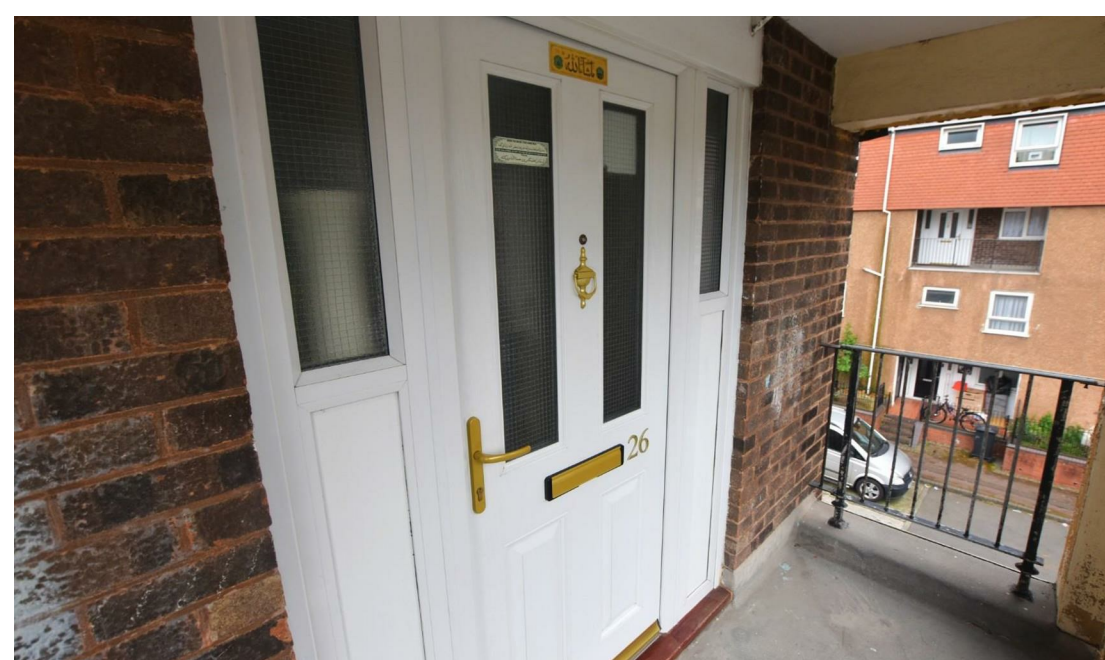




Polaris Close, Leicester, LE2

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- NO UPWARDS CHAIN
- SOUGHT AFTER LOCATION
- LOCATED ON THE TOP FLOOR
- 3 BEDROOM MAISONETTE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- HEATING AND HOT WATER INCLUDED IN SERVICE CHARGE

SellMyHome are delighted to present to market this well-presented three-bedroom maisonette, located in the popular area of Leicester.

The property is in good condition and ready for immediate purchase, making it an excellent choice for both first-time buyers and investors.

The accommodation comprises three spacious bedrooms, a bright and airy living room ideal for relaxation and entertaining, a fully fitted kitchen with ample storage, a family bathroom suite, and an additional W/C for convenience.

Situated in a desirable residential location, the property benefits from close proximity to local amenities, shopping facilities, and reputable schools. Excellent transport links provide easy access into Leicester city centre and surrounding areas, while on-street parking is available for residents.

This is a fantastic opportunity to secure a spacious maisonette in a sought-after Leicester location – early viewing is highly recommended.

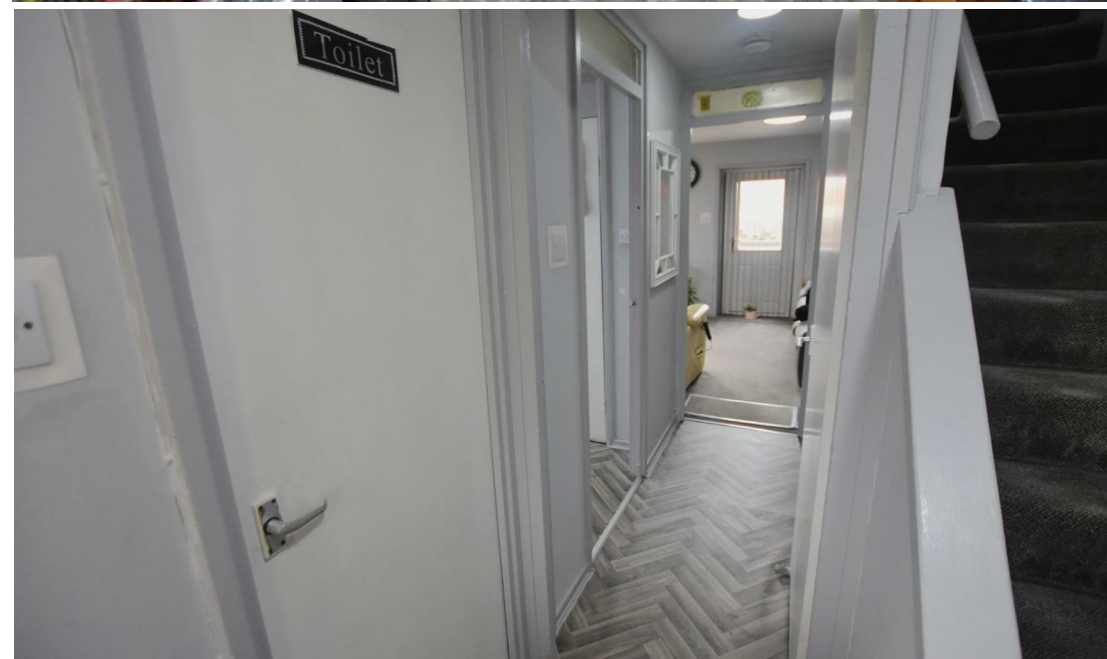
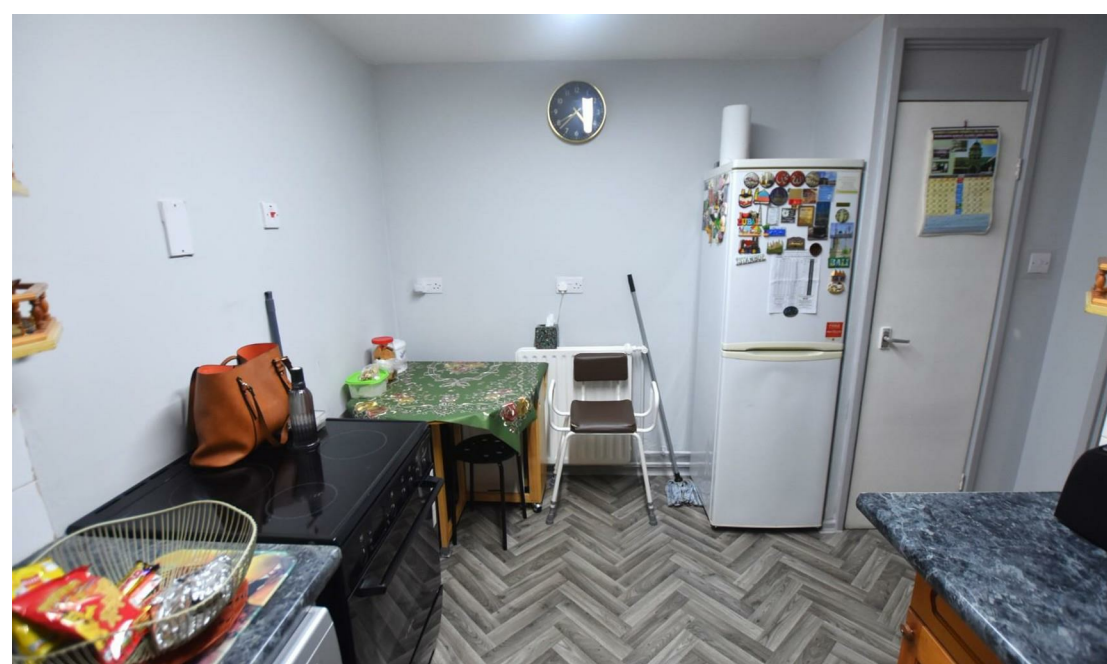
Tenure: Leasehold
Lease Term Remaining: 103 Years
Service Charge: £3,181.86 per annum
Ground Rent: £10 per annum

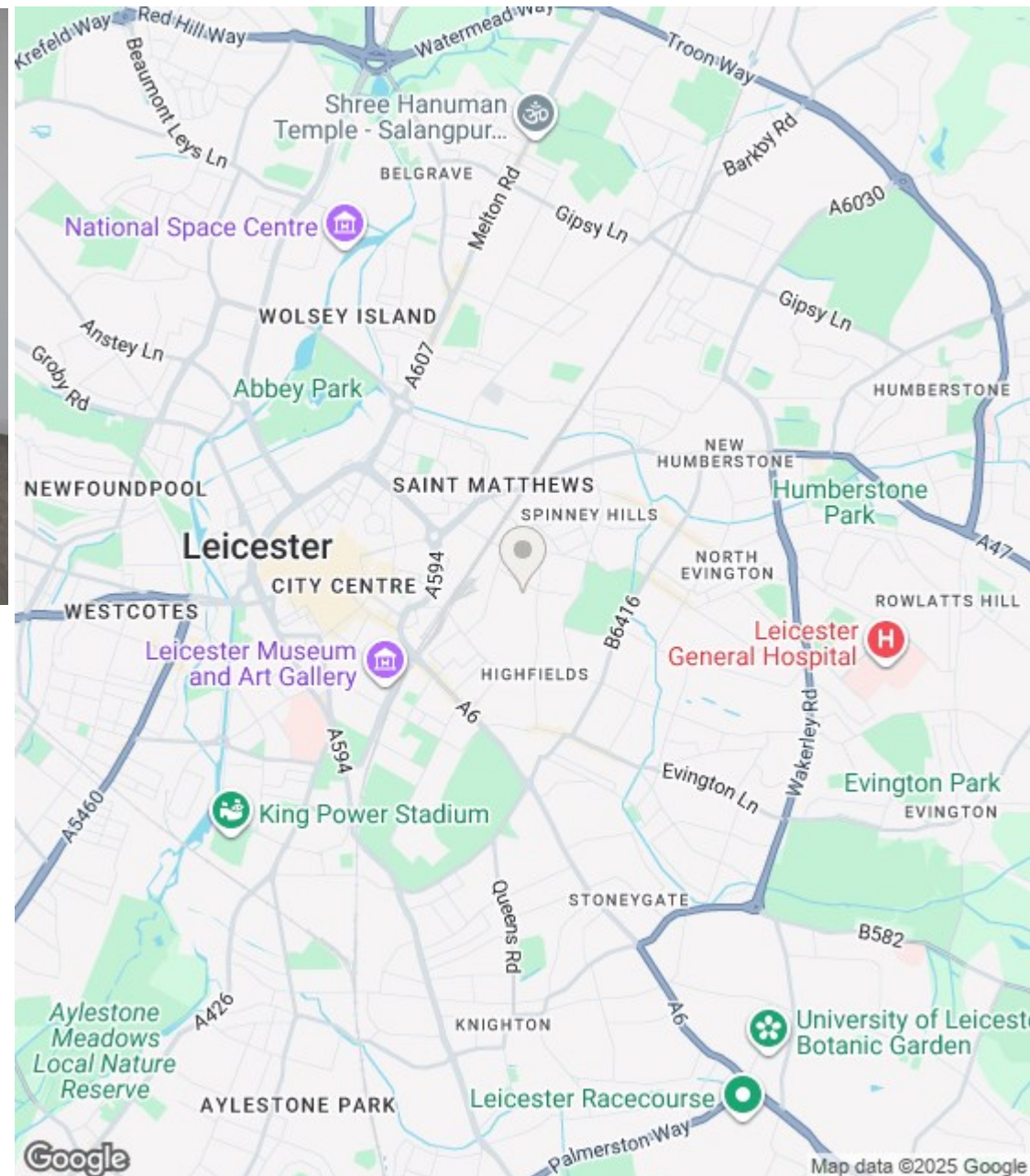
All details above are approximate and should be checked via your solicitors.



Price: £180,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Awaiting Floorplan

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