



310 London Road,
Leicester, Leicestershire, LE2 2AP

NEWTONFALLOWELL 

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Chain Free **£135,000**

Offered with NO UPWARD CHAIN THIS TOP FLOOR TWO DOUBLE BEDROOM APARTMENT is an ideal first time buy or investment opportunity (subject to lease covenants) located within the popular and desirable STONEYGATE AREA OF LEICESTER LE2: Newton Fallowell Oadby are delighted to offer For Sale this fifth floor property within a purpose built development being within walking distance of many shops, amenities, schools and recreational spaces along with good road links to Oadby, Wigston and Leicester City Centre. The accommodation briefly comprises of a hallway entrance with good size lounge, fitted kitchen, two double bedrooms and modern bathroom. There is a secure intercom access, communal lift and external grounds along with a single garage and residents car parking. The property is to be sold on a long leasehold basis having approx. 142 years remaining. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Hallway entrance having carpet flooring, central heating radiator, intercom phone, boiler cupboard and further storage cupboard with doors to all rooms.

Lounge

14'11" x 12'10" (4.56 x 3.93)

Spacious lounge with double glazed windows to the front and side aspects having lovely views across the city, carpet flooring and two central heating radiators.

Kitchen

12'10" x 6'10" (3.93 x 2.09)

Fitted kitchen having base and wall mounted storage cupboards, flotex carpet flooring, tiled walls, central heating radiator, space for free standing cooker and appliances, sink and drainer unit with double glazed window to side aspect.

Bedroom One

14'11" x 11'11" (4.56 x 3.65)

Double bedroom having carpet flooring, central heating radiator and double glazed window to the side aspect having pleasant views.

Bedroom Two

12'2" x 8'10" (3.72 x 2.70)

Double glazed window to side aspect, carpet flooring, central heating radiator and fitted wardrobes with storage units.

Bathroom

Modern fitted bathroom having double glazed window to the side aspect, tiled floor and walls, heated towel rail, low level flush w/c, vanity unit wash hand basin, bath with shower over having glass screen.

Garage

Separate single garage en-bloc, up and over door with lighting.

Gardens

Communal well maintained mature gardens with first come first served car parking accessed from Albert Road.

Tenure

The property is to be sold on a long leasehold basis having approx. 142 years remaining, peppercorn ground rent, service charge of £1,688.56 per annum (this includes building insurance, water rates, lift and intercom maintenance), the property will be sold with vacant possession. Additional charges will be payable to release the lease covenants restricting the ability to rent the property privately.

Council Tax Information

Leicester City Council - Tax Band B. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

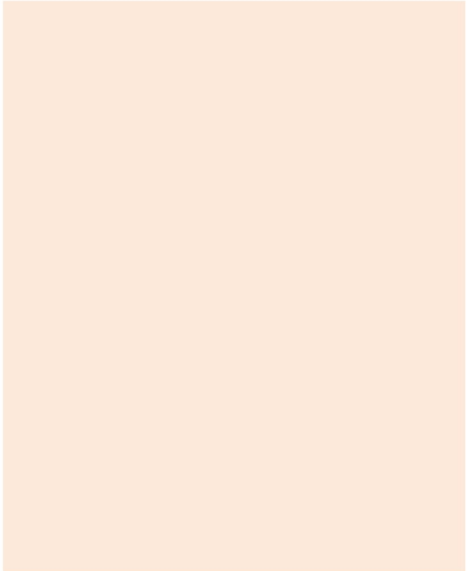
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any



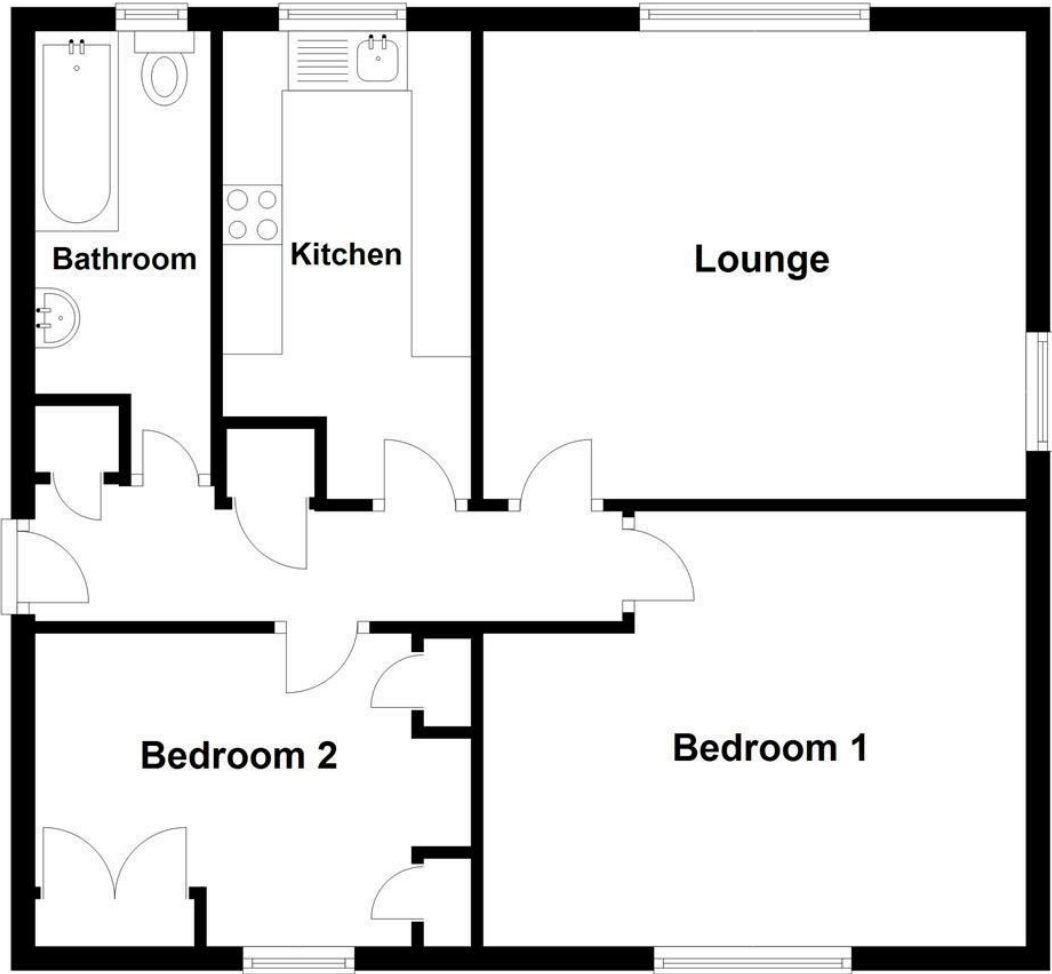
intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



Fifth Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



NEWTON
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t: 01163660990
e: oadby@newtonfallowell.co.uk
www.newtonfallowell.co.uk

