

FOR SALE



Belvoir House, 33-37 Belvoir Street

2 Bedrooms, 1 Bathroom, FLAT

Asking Price Of £70,000

MARTIN&CO



PROPERTY DESCRIPTION 0m x 0m) An investment opportunity or a home for a first time buyer, This apartment is situated on Belvoir St, with bars, restaurants and high street stores within walking distance

- Leicester City Council
- EPC - C
- City Centre Location
- Two Bedrooms
- Top floor
- Council Tax Band - B
- Leasehold

The property is bright and airy with modern neutral decor throughout. There is a good size living room and an open plan kitchen with quality appliances. The bathroom has a white suite and includes a bath with shower over

* Interested parties should note that there is no nearby free parking and should make additional enquiries if this is required *

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE/KITCHEN 13' 7" x 14' 11" (4.14m x 4.55m)
The open plan style living space offers a balcony with French doors. The kitchen area has a well fitted range of wall and base units with additional space and plumbing for white goods. A single built -in oven with hob and extractor over are also included. The kitchen is finished with contrasting work surface and tiling to splash prone areas.



BEDROOM 7' 3" x 13' 4" (2.21m x 4.06m) A double bedroom with benefiting from a uPVC frame double glazed window and storage cupboard.

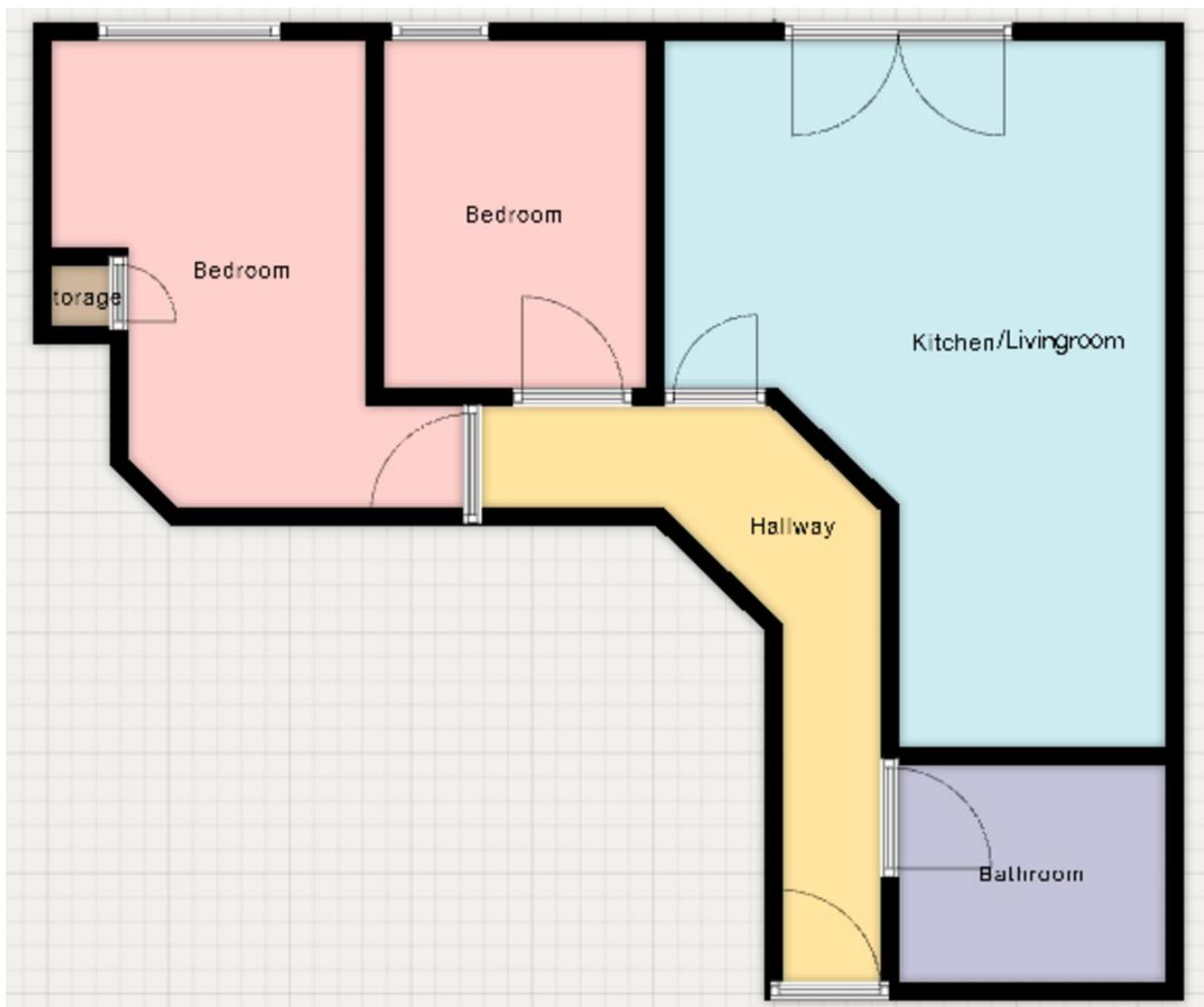
BEDROOM 6' 7" x 9' 10" (2.01m x 3m) A single bedroom which benefiting from a uPVC frame double glazed window.

BATHROOM 5' 7" x 6' 0" (1.7m x 1.83m) Offering a modern white suite comprising; side panel bath with shower over , pedestal wash hand basin, low level flush WC with tiling to splash prone areas.

LEASE INFO Service Charge - £1811.50

Ground Rent - £250

Lease Remaining - 104 years remaining



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