

**FOR SALE**



**Crecy Court, Lee Circle, Lee Street**

**2 Bedrooms, 1 Bathroom, Apartment**

**Starting Bid £95,000**





- Two Bedroom Apartment
- Located In The City Centre
- Open Plan Kitchen Living Area
- Fitted Kitchen With Appliances
- Two Double Bedrooms
- Family Bathroom With Shower Over Bath
- Electric heating

FULL DESCRIPTION Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000.

A conveniently positioned two bedroom spacious apartment located in Leicester City Centre. Crecy court benefits from having a communal entrance hall and lift. The apartment comprises: Entrance hallway, two bedrooms, bathroom, open plan sitting/living room with kitchen area off. No Chain Please Note: No parking available HALLWAY Wooden front door. Hard flooring and entry phone. KITCHEN/LIVING ROOM UPVC French double glazed door. Electric heater, hard flooring. Work surface, base units, stainless steel sink, integrated electric oven, integrated electric hob, stainless steel extractor, integrated slim line dishwasher. integrated washing machine. BEDROOM Double glazed UPVC window. Electric heater and soft flooring. BATHROOM Heated towel rail, hard flooring. Low level WC, shower over bath and wash hand basin.

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



**HALLWAY** As you enter the apartment are doors leading to the lounge / kitchen, bedrooms and bathroom. There is hard flooring and an intercom system.

**KITCHEN/DINER** 13' 11" x 20' 11" (4.24m x 6.38m) Spacious and airy living space with modern fully fitted kitchen and integrated appliances (dishwasher & washer / dryer). UPVC double doors; hard flooring and electric heater.

**BEDROOM** 12' 2" x 12' 2" (3.71m x 3.71m) Double bedroom overlooking the rear elevation; carpet flooring and electric heater.

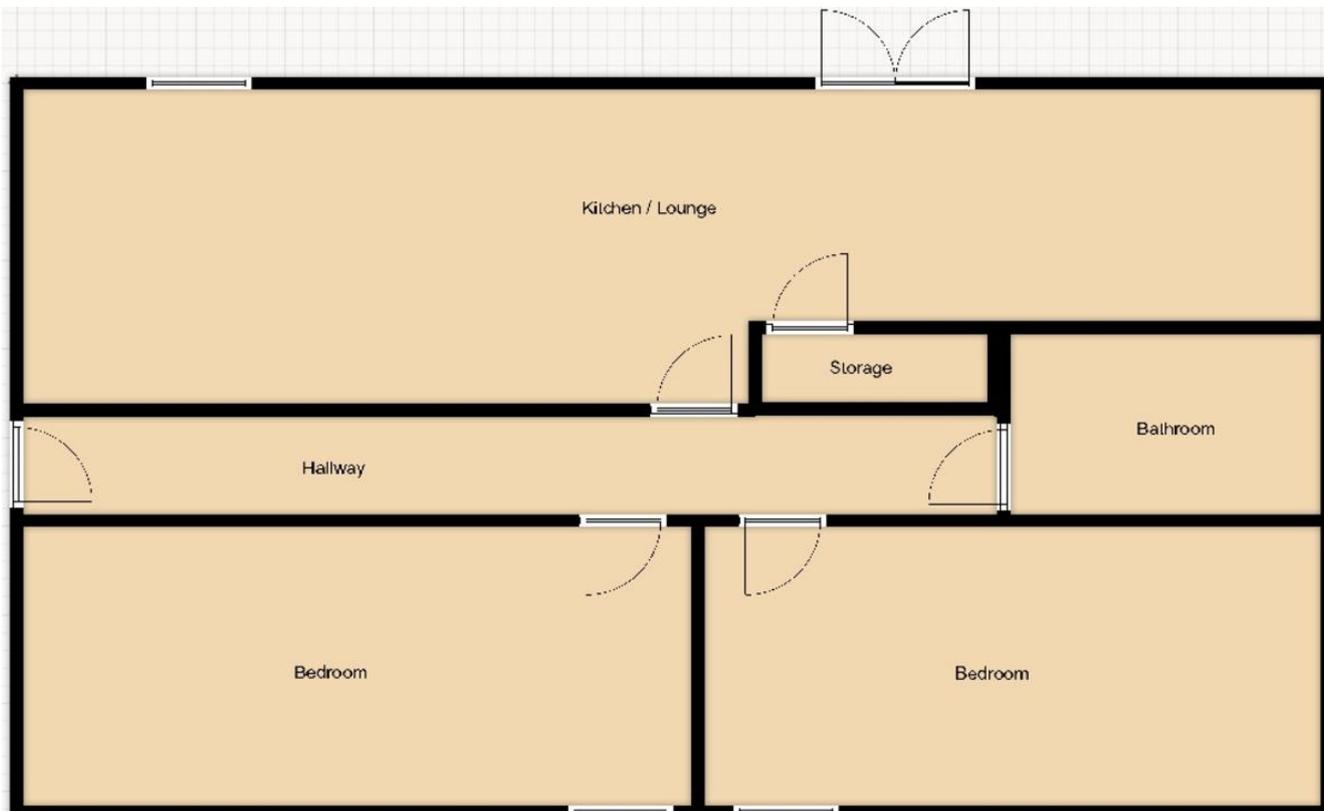
**BEDROOM** 12' 2" x 12' 1" (3.71m x 3.68m) Double bedroom overlooking the rear elevation; carpet flooring and electric heater.

**BATHROOM** 6' 2" x 6' 6" (1.88m x 1.98m) Fully fitted modern bathroom suite, bath tub with shower over, wash basin & WC. There is hard flooring, a towel rail and extractor fan.

**LEASE INFORMATION** Tenure: Leasehold  
 Length of Lease: 115  
 Annual Ground Rent Amount: £350.00  
 Annual Service Charge Amount: £879.00

**AUCTIONEERS ADDITIONAL COMMENTS** Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.