



2 bed ground floor flat to buy in

Green Walk, Leicester, Leicestershire, LE3
6SE

£55,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Sold with Tenant in situ
- ✓ Leasehold - 99 years from 1976
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**

Description

Offered to the market with tenants in situ, this well-proportioned two-bedroom ground floor flat presents an excellent opportunity for buy-to-let investors looking for an income-producing asset from day one.

The accommodation comprises an entrance porch leading into the property, a spacious lounge with plenty of natural light, and a fitted kitchen with a range of wall and base units. To the first floor are two well-sized bedrooms and a family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from front and rear gardens, providing useful outdoor space for the occupants.

Situated in the popular LE3 area of Leicester, the property is conveniently located close to local shops, schools, parks and a range of amenities, with excellent transport links to Leicester city centre and major road networks including the A47 and M1/M69.

Being sold with tenants in situ, this property offers a fantastic opportunity for investors seeking a straightforward addition to their portfolio with immediate rental income.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 51

Annual Ground Rent Amount: £30.00

Price: Starting Bid £55,000

Property Type: Ground floor flat

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Green Walk, Leicester, Leicestershire, LE3 6SE

Contact your local branch today for more information on this property:

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