



**21, The Lawns
Stoneygate Road
Leicester
LE2 2AS**

Offers in Excess of £120,000

bettermove

Stoneygate Road Leicester

Bettermove are proud to present this 1 bedroom Second Floor Flat in the sought after area of Leicester.

The property benefits from double glazing, electric heating throughout and has allocated parking space for two vehicles. The council tax band is A.

This is a leasehold property with 85 years remaining on the lease; the ground rent and the service charges are combined at £90 per month.

The interior of this property comprises a spacious and open plan living room with the fitted kitchen and dining area, one double bedroom and the bathroom situated on the second floor of the building. There is lift access available to each floor.

Located in the popular residential area of Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leicester Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

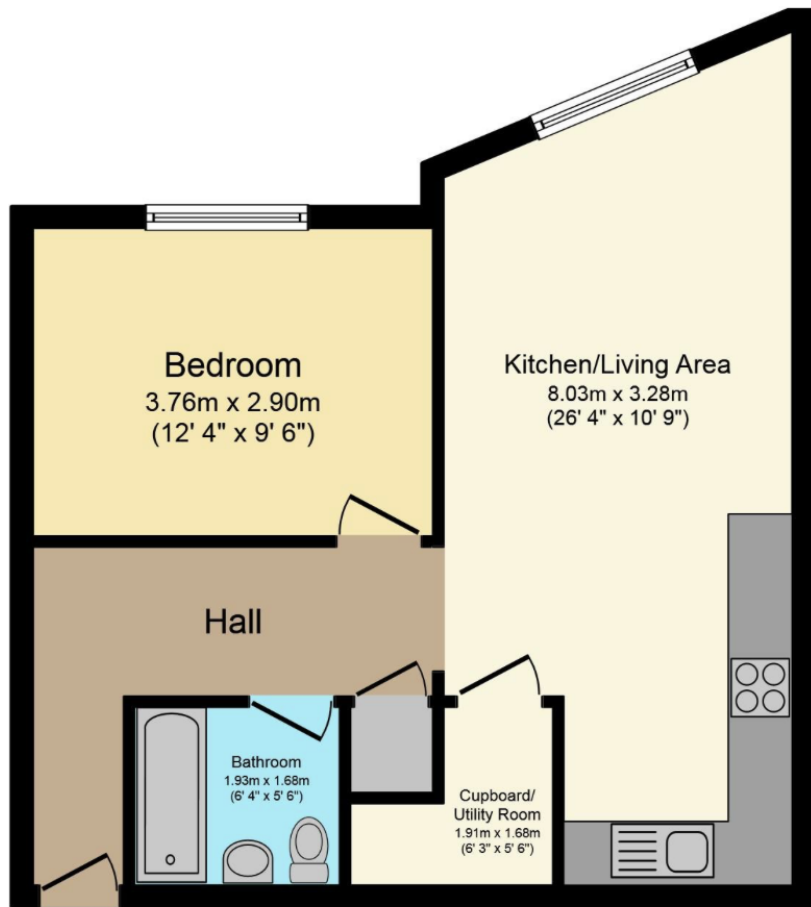
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.





Floor Plan

Total floor area 48.0 sq. m. (517 sq. ft.) approx



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