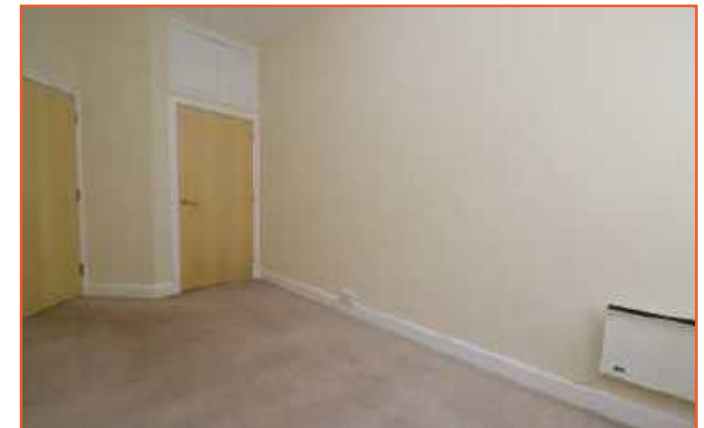




*Putting great property on the map*

**Apt 3 Bradshaw House  
11 Rutland Street  
Leicester  
LE1 1RB**

**Offers over £70,000**



Considered ideal as a first time purchase or buy to let investment this one bedroomed apartment is conveniently located within the city centre and is offered for sale with the benefit of no onward chain. The apartment is leasehold and we understand there are ninety eight years remaining on the Lease.

There is a communal entrance hall with stairs to this first floor apartment, entrance hall, living/dining kitchen, bedroom, bathroom. Competitively priced this property is sure to generate interest so an early viewing is highly recommended.

### **Communal Entrance Hall**

With an intercom, stairs to the apartment.

### **Hall**

With a meter cupboard.

### **Living/Dining Kitchen 24'9" x 7'5" max (7.54m x 2.26m max)**

With two windows to the rear, electric heater, kitchen area with base and wall mounted units, electric oven and ceramic hob with extractor over, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer, integrated dishwasher, work surfaces.

### **Bedroom 14'4" x 7'5" (4.37m x 2.26m)**

With a window to the rear, electric heater, built in cupboard housing hot water cylinder.

### **Bathroom**

With a panelled bath and shower attachment over, low level WC, pedestal wash hand basin, half tiling to walls, extractor fan.

### **Tenure**

We understand the property is Leasehold and the Lease was first granted on 20th February 2009 and we understand there are ninety eight years remaining on the Lease. We understand there is a ground rent of £62.68 payable every six months and a service charge of £490.48 payable every six months. These details should be checked and verified prior to any costs being incurred.

### **Agent's Notes**

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst

### **Money Laundering**

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Surveys

Need a Chartered Surveyor? Readings undertake various types of Survey and Valuation Work, these include Homebuyer Reports, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on Expert Witness cases For more information please give us a call on 0116 2227575 or email our Survey Department on

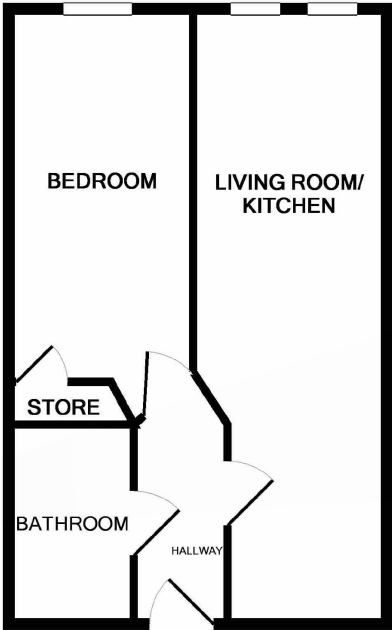
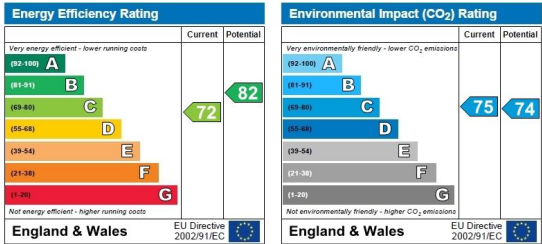
Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed. We therefore ask any potential purchaser to establish how they intend to fund their purchase.

Charity Link

Readings have teamed up with Charity Link, a Leicester based charity who have been supporting local people in poverty, hardship or

crisis for nearly 140 years. Every donation we make to Charity Link goes directly to those who most need it.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



