



*Putting great property on the map*

**80 Hotoft Road  
Leicester  
LE5 1EG**

**£85,000**



A recently redecorated one bedroom first floor flat situated in the popular and convenient district of Humberstone. Well served by local amenities, enjoying ease of access to the outer ring road, which in turn provides access to the M1/M69 motorway junctions and yet within easy access of Leicester City Centre by public and private transport and the local Tesco superstore. Offered for sale with the benefit of UPVC double glazing and under floor heating. Ideal first time buy or buy to let. No Chain.

### **Communal Entrance Hall**

With an intercom, stairs to the first floor.

### **Hallway**

With a useful cloaks cupboard and a large walk in cupboard measuring 2.34m x 1.13m.

### **Lounge 4.87m x 3.29m (16'0" x 10'10")**

A spacious room with a UPVC double glazed window.

### **Kitchen 3.20m x 2.28m (10'6" x 7'6")**

A good range of both base and wall mounted units, electric oven and hob with extractor over, washing machine, sink and drainer, space for fridge freezer, tiled splash backs, work surfaces, UPVC double glazed window.

### **Bedroom 3.58m x 3.19m (11'9" x 10'6")**

A good sized bedroom with a UPVC

double glazed window, airing cupboard, wardrobe.

### **Bathroom 2.40m x 1.84m (7'10" x 6'0")**

With a UPVC double glazed window, panelled bath with shower over, low level WC, pedestal wash hand basin, tiled splash backs.

### **Outside**

Communal gardens and communal parking areas.

### **Tenure**

We understand that the lease is 125 years first granted in 1983 and that there is a combined ground rent and service charge of approximately £62 per calendar month. 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**

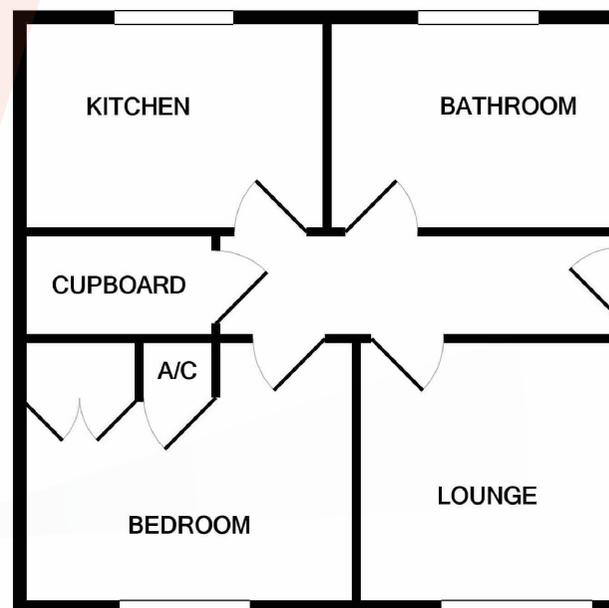
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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

## 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  
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