

LOT

509 Metropolitan Apartments, 20 Lee Circle, Leicester LE1 3RF

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Guide price\* £82,000+



## A modern style two bedroom fifth floor apartment in the centre of Leicester with projected rental income iro £7,800/8,400pa.

### Description

A two bedroom fifth floor apartment benefiting from electric heating and double glazing with concierge service and car parking facilities. Ideally suited to the investor, owner occupier or first time buyer. The apartment offers potential after modernisation for re-sale, buy to let options or owner occupation. The flat is situated in the bustling city centre of Leicester. Approximate projected rental income is £650/£700pcm £7,800/£8,400pa. Viewing is advised.

### Location

Situated in Leicester's vibrant city centre ideally located for amenities including shops, bars and restaurants. Also being ideally located for transport links with the ring

road a short distance away and having Leicester Train Station close by.

### Accommodation

The apartment block benefits from a concierge service and car parking is located in the secure communal car park to the rear of the building. The apartment accommodation comprising hall, living room with kitchen, two bedrooms and bathroom, requiring some modernisation.

### Tenure

Leasehold The lease was granted for 125 years from 2003. Ground rent is believed to be £250 per annum and the service charge is believed to be in the region of £1,466 per annum.

### EPC

Energy Efficiency Rating D

### Auction Valuer

Lucy Crapper ANAVA

### Viewing

Strictly by appointment with joint agent Spencers, Leicester 0116 340 0385 For any other auction enquiries please call the auction team on 0114 254 1185

