

JAMES SELICKS

88 FALMOUTH ROAD

EVINGTON
LEICESTER LE5 4WH

GUIDE PRICE £85,000



Located in the ever-popular suburb of Evington, this attractive ONE BEDROOM split-level APARTMENT with SINGLE GARAGE presents an ideal opportunity for first-time buyers, investors or those looking to downsize, with a good range of local amenities and transport links close by.

The property is due to benefit from the installation of a new air source heat pump system. The planned installation includes a new slimline hot water cylinder, associated pipework and, subject to heat-loss calculations, new radiators where required. The new system is expected to significantly improve the property's energy efficiency and EPC rating, with a new EPC assessment to be carried out following installation.

Entrance hall • open plan living/dining and kitchen area • double bedroom • bathroom • single garage • EPC - F

Location

The property is located within easy walking distance of Evington village centre where there is a good range of shopping facilities and frequent bus services into the city centre with its professional quarters and mainline railway station.

Accommodation

Situated on the first floor, this beautifully presented split-level apartment welcomes you into a spacious entrance hall complete with a useful storage cupboard.

The main living accommodation has been thoughtfully arranged into three distinct areas, creating a comfortable and versatile layout. The lounge enjoys a large window providing an abundance of natural light, with a seating area leading through to a dedicated dining space. An open serving hatch connects the dining area to the kitchen, creating a sociable feel. The kitchen is fitted with a range of eye and base level units and drawers with wooden-effect doors, complemented by tiled splashbacks and a stainless steel sink with drainer. There is space for a cooker, washing machine, tumble dryer and fridge, although buyers are advised to confirm which appliances will be included within the sale.

The bedroom is positioned just off the hallway; a generous double room with dual aspect windows to the front and rear, allowing for plenty of natural light, along with a fitted storage cupboard. The contemporary bathroom has stylish black and white tiling and provides a panelled bath with shower over, a WC and a wash hand basin with vanity storage.

Outside

The apartment boasts a single garage (No. 65), located within a nearby block to the right-hand side of the property, offering secure parking or excellent additional storage.







Lease information: Whilst we make every effort to ensure these details are correct, they are subject to change, are not to be relied upon & **MUST** be verified by your Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 1983 (Current Vendor in the process of extending).

Service charge: £1,431 for apartment and garage, including Ground Rent and Buildings Insurance.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council, **Tax Band:** A

Services: Offered to the market with all mains services & electric central heating (*new air source heat pump system in progress*).

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None out of the ordinary.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.





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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

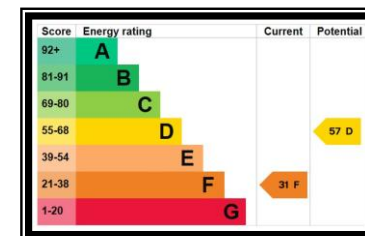
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
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Approximate total area⁽¹⁾

41.7 m²
448 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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