



**Ned Ludd Close
Anstey
Leicester
LE7 7AQ**

Offers in Excess of £147,000

bettermove

Ned Ludd Close Leicester

Bettermove are proud to present this spacious 2 bedroom flat in Anstey located on the first floor of the building.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space with visitor spaces also available. The council tax band is B.

This is a leasehold property with 980 years remaining on the lease; the ground rent is £150 per annum and the service charge is approximately £145 per month.

The interior of this well presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and modern bathroom located on the first floor.

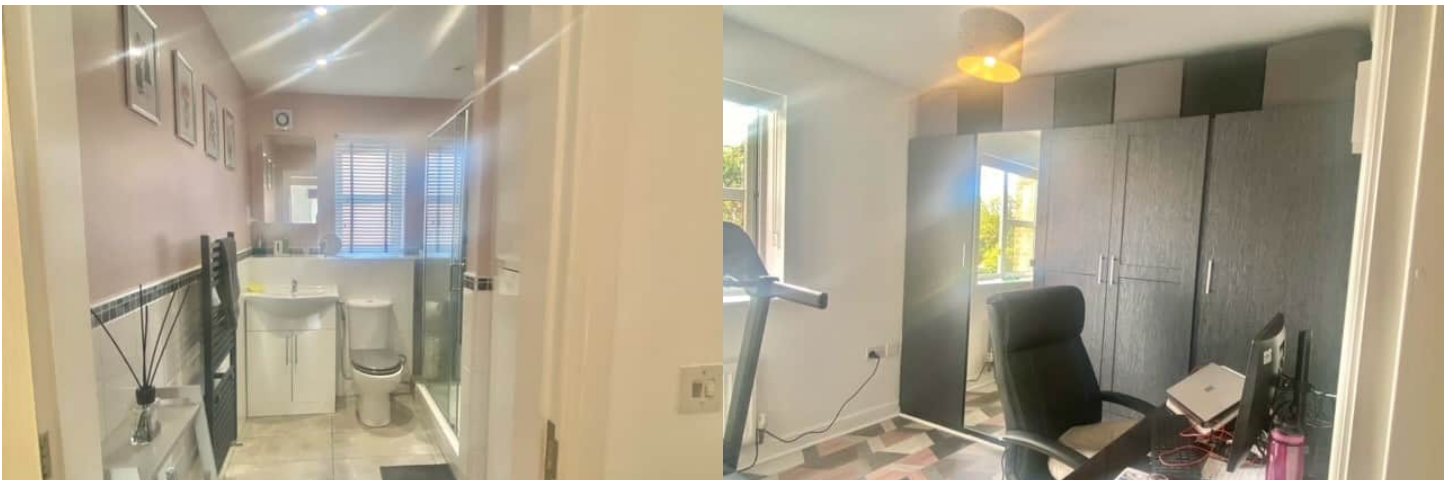
Located in the popular village of Anstey, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1 and many local buses with easy access into Leicester City Centre.

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

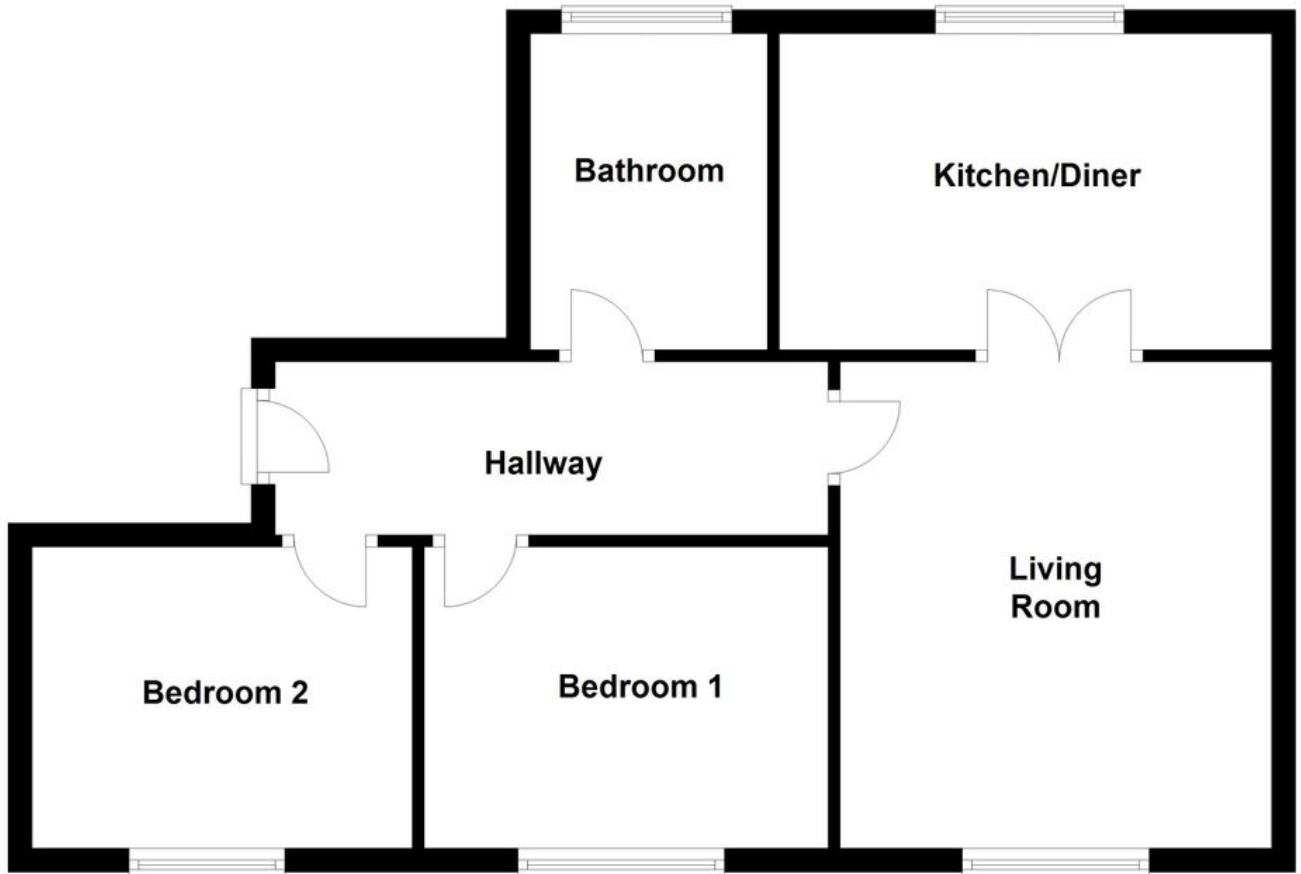
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

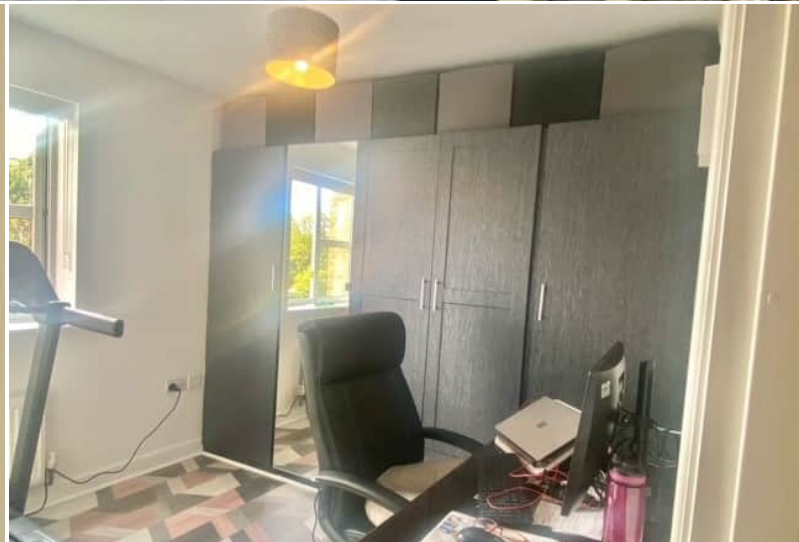
The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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