



**Kenilworth Road
Wigston
Leicestershire
LE18 4XT**

Offers in Excess of £142,000

bettermove

Kenilworth Road Wigston

Bettermove are proud to present this 3 bedroom flat in the sought after area of Wigston available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a block of garages. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 947 years remaining on the lease; the ground rent is £15 per annum and the service charge is approximately £1,307.5 per annum .

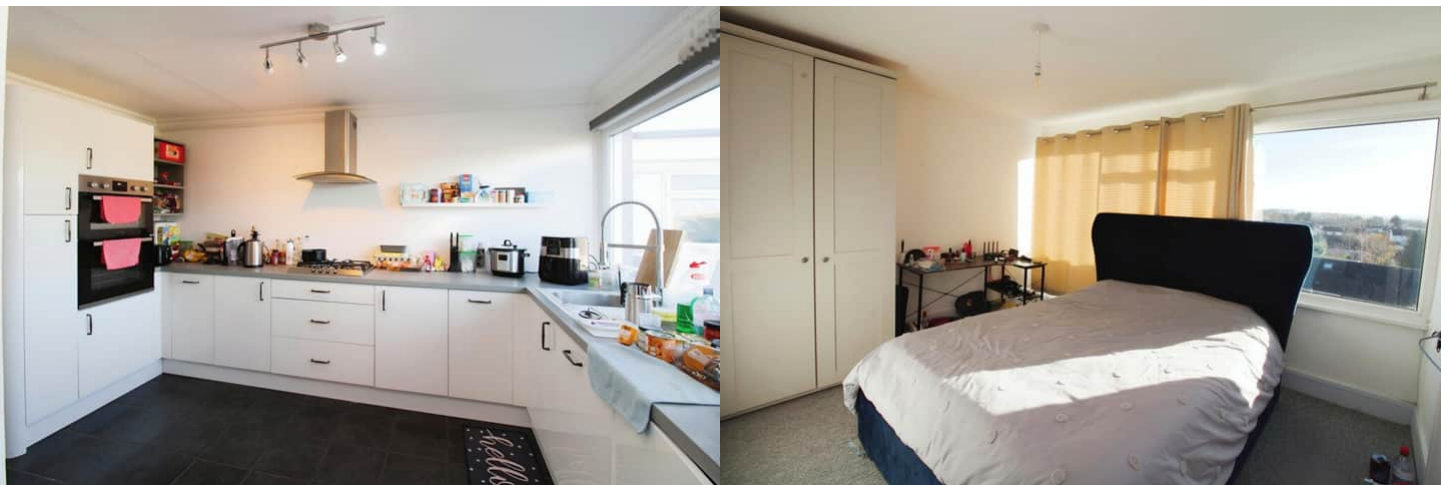
The interior of this well presented property comprises a spacious living room with dining area, the fitted kitchen, three bedrooms and the family bathroom located on the top floor of the building.

Located in the popular town of Wigston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from South Wigston Train Station, the M1 and many local bus routes providing access to 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.

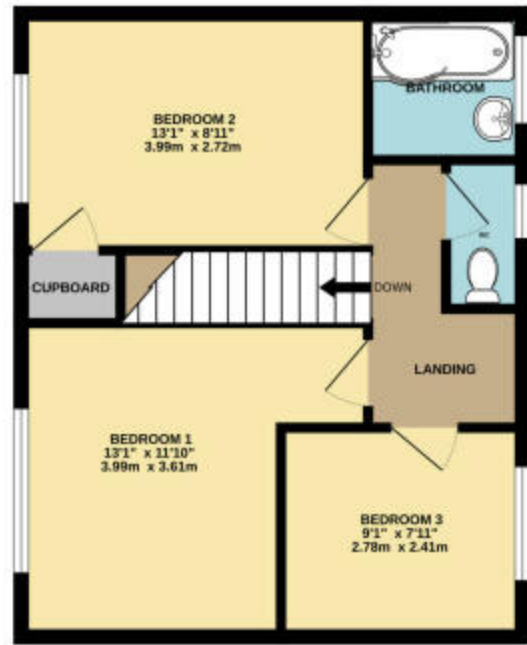
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metagis 02023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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