



Liga House
23 Saxby Street
Leicester
LE2 0NE

Offers in Excess of £142,000

bettermove

23 Saxby Street Leicester

Bettermove are proud to present this 2 bedroom flat in Leicester available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 999 years from 2007 remaining on the lease; the ground rent is £100 per annum and the service charge is £1500 per annum.

The interior of this well presented property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms and the bathroom on the first floor of the building.

Located in the popular residential area of Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leicester Train Station, the A47 and many local bus routes.

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.

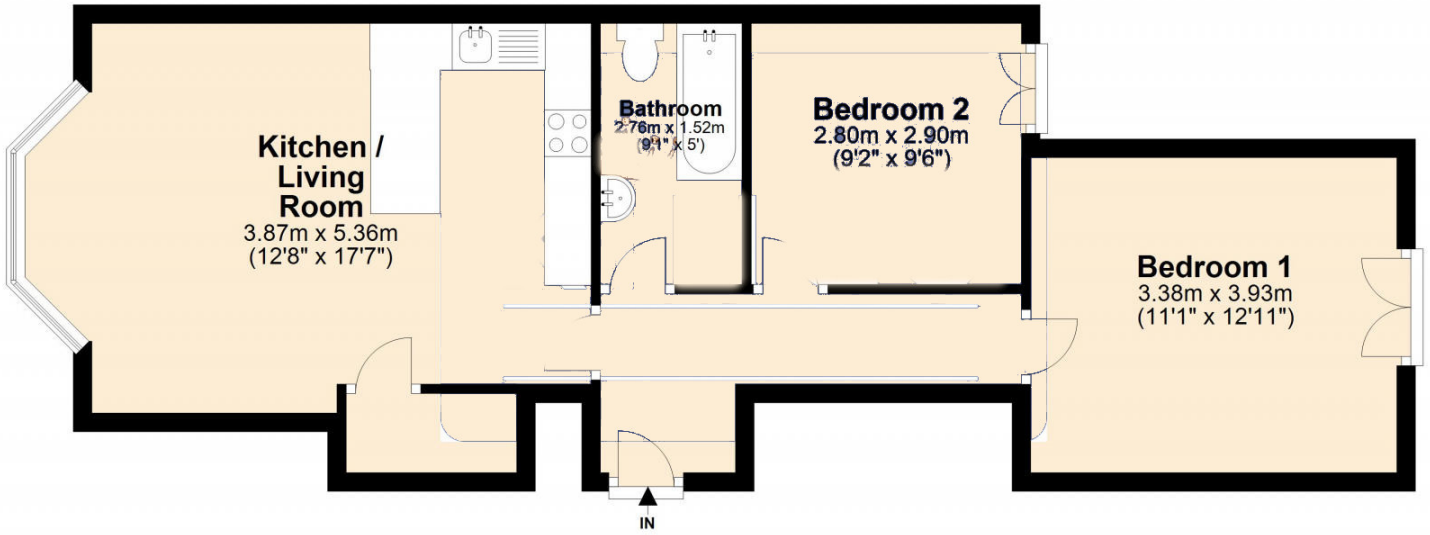
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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



First Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



Total area: approx. 56.5 sq. metres (608.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(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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