

**11 Marsh Close, Rushey Mead Leicester**



**£75,000**

**1 x  0 x  1 x **

- *Communal Garden*
- *Double Glazed*
- *Fitted Kitchen*
- *Allocated Parking Space for 1 Car*
- *Close To Local Amenities*
- *Ground Floor Studio*
- *Investment Opportunity*
- *Long Lease*

**0116 273 5373**

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## DESCRIPTION

Ace Properties is pleased to present this tenanted one bed spacious studio flat in a block of 8 in the sought-after area of Rushey Mead. It is located entirely on the ground floor and has parking for the residence. The property also has easy access to all major road links, such as the A46 and A6 for those who need to commute.

## DETAILS

### Accommodation

#### Hallway

with electricity, consumer box alarm system and intercom system leading the way to the left into the bathroom.

#### Bathroom 1.866m x 1.7m (6'1" x 5'7")

comprises of white three-piece suite with panel bath with hot and cold-water supply. Also having an electric shower pedestal hand wash basin with shelving underneath, and close couple WC along with storage space with hot and cold-water tanks and a timer for the water system. The bathroom has an electric fan heater and an extractor.

#### Lounge bedroom 4.5m x 3m (14'9" x 9'10")

with two Double Glazed Windows to the rear elevation, economy seven unit for heating system with TV and telephone connection leading to the kitchen.

#### Kitchen 1.6m x 2.8m (5'3" x 9'2")

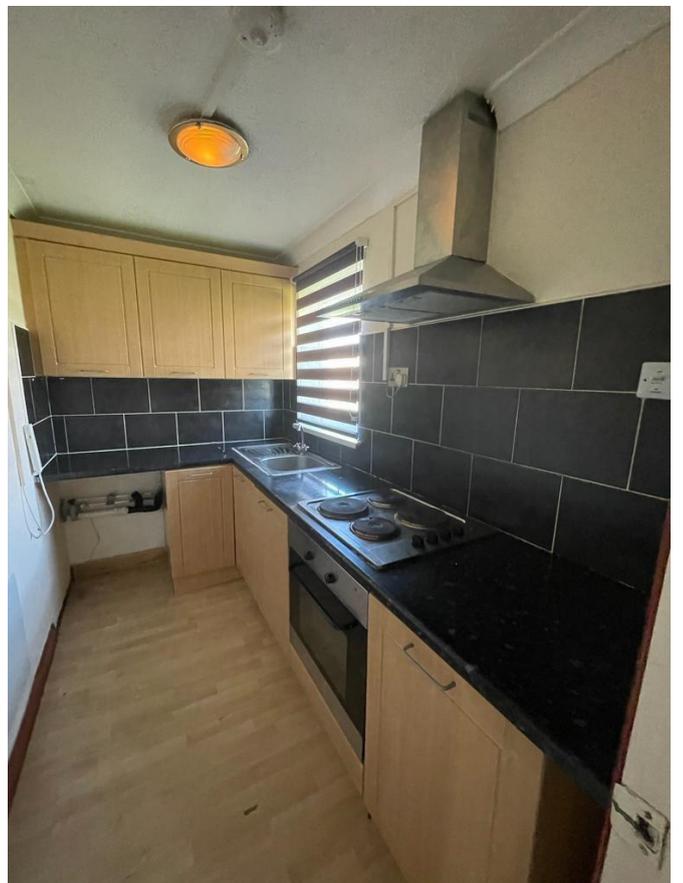
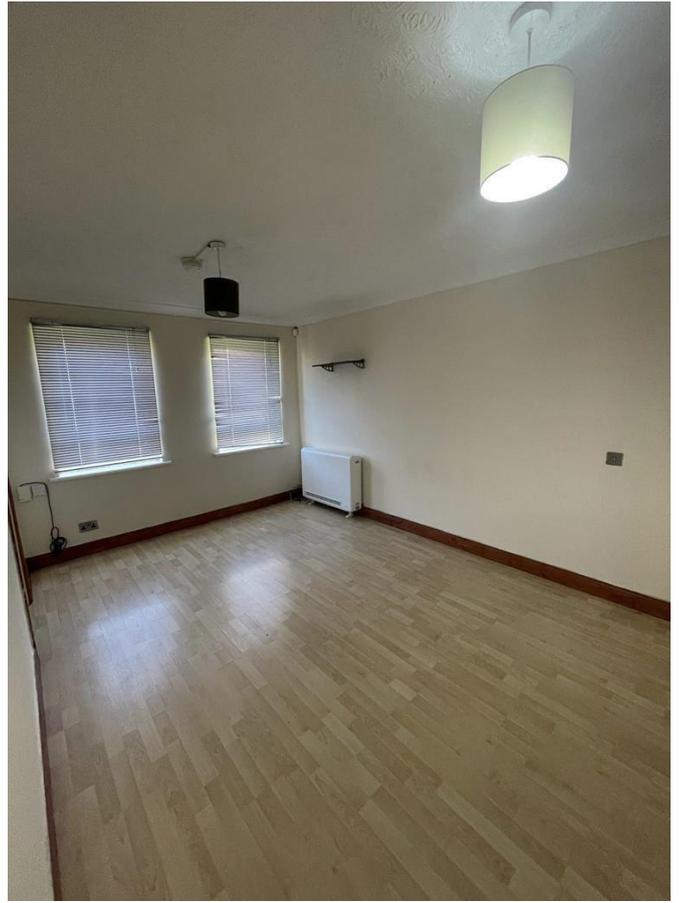
Double Glazed Window to the rear elevation, the kitchen comprises of a variety of floor standing and wall-mounted kitchen units with single sink single drain, the sink unit has both hot and cold-water supply, electric cooker and plumbing for washing machine.

### Terms of the Lease

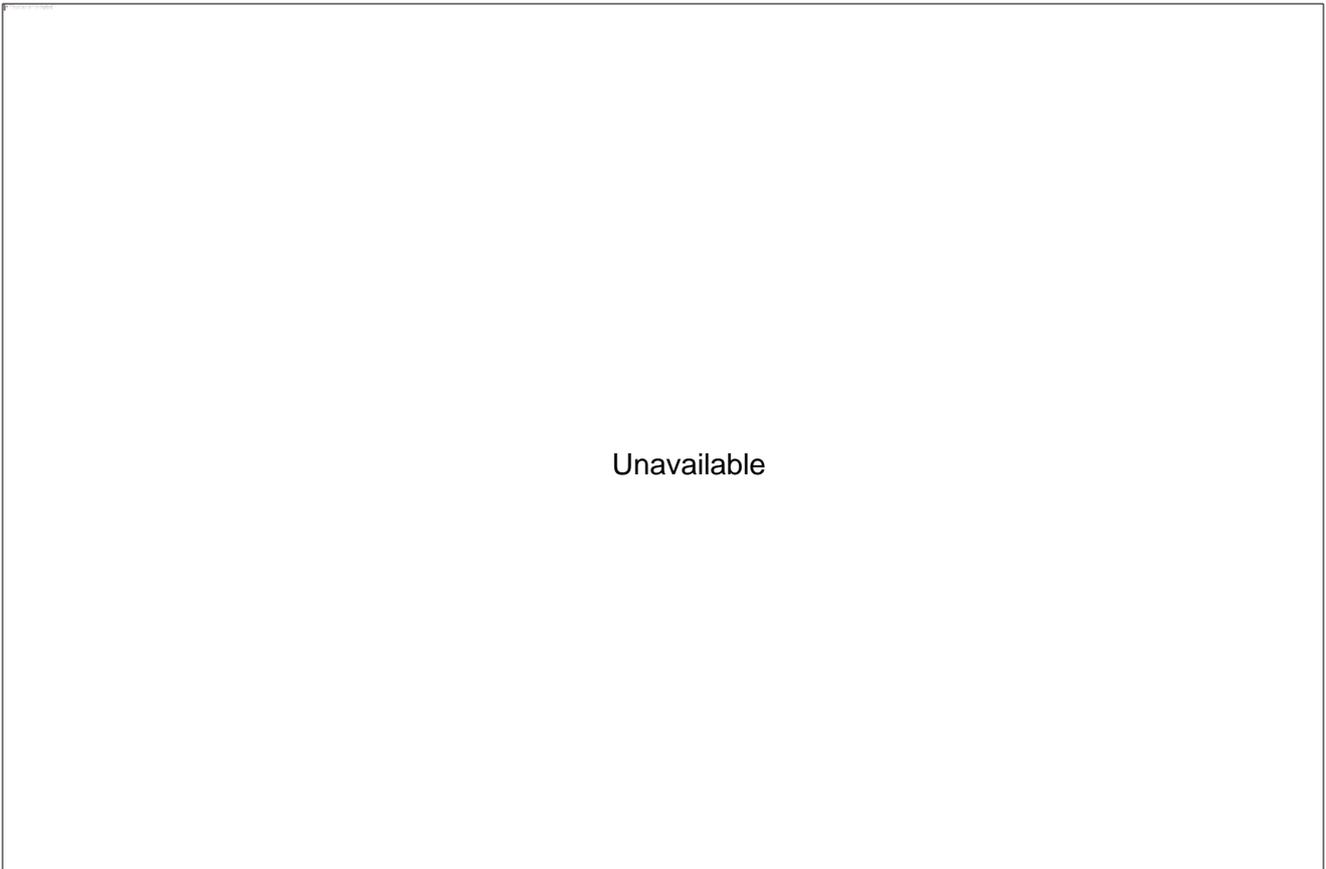
999 Years from 1 January 1980 for A Peppercorn rent. Service charges for year ending 31.03.24 are a total of Â£1,317.

### Exterior

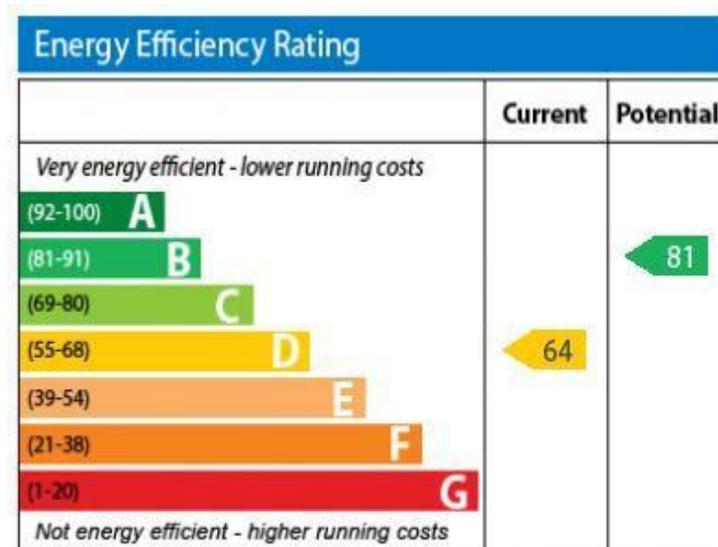
The property benefits from communal grounds to the rear and has private parking restricted to the block owners.



## FLOOR PLAN



## EPC CHART



**Ace Properties**  
160 Evington Road  
Leicester  
LE2 1HL  
0116 273 5373  
admin@aceproperties.co.uk  
www.aceproperties.co.uk

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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