



**Larchmont Road
Leicester
LE4 0BW**

Offers In Excess Of £170,000

bettermove

Larchmont Road Leicester

Bettermove are proud to present this 3 bedroom penthouse apartment in Leicester, available with no forward chain.

The property is currently used as a successful Airbnb, yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is B.

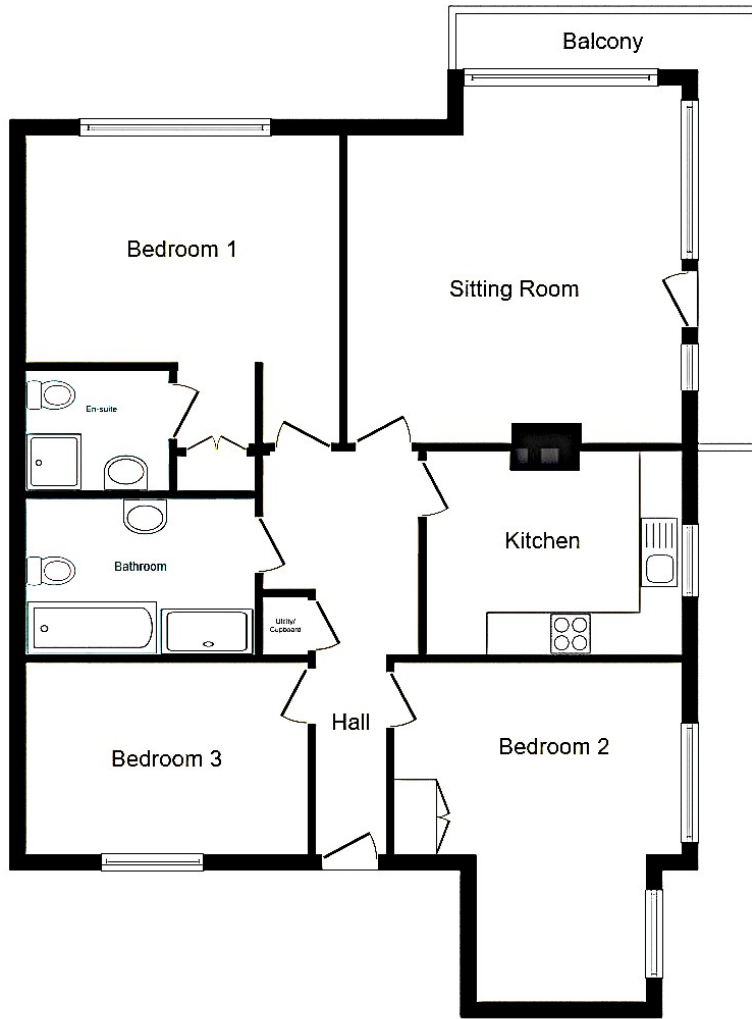
This is a leasehold property with 102 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £1,800.00 per annum.

The interior of this beautifully presented, penthouse apartment comprises a spacious living room, fitted kitchen, three bedrooms, with one benefitting from a private en-suite, alongside a family bathroom. The property further benefits from a wraparound balcony, perfect for enjoying the summer months.

Located in the popular city 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, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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