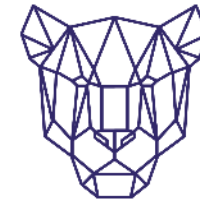


16 Lady Augusta Road,
Birstall, Leicester, LE4 3LJ



PANTERA
PROPERTY



16 Lady Augusta Road, Birstall, Leicester

LE4 3LJ

£150,000

- First Floor Flat
- Two Bedrooms
- Vacant Possession
- Integral Garage
- Private rear patio
- No Onwards Chain
- EPC Rating C

Contacts:

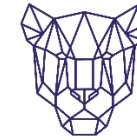
To enquire about this property or for further information, please get in touch with:

Charley Flatt

0330 118 6610

Charley@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



PANTERA
PROPERTY

DESCRIPTION

Pantera Property offer to the market a two-bedroom, first floor flat, providing a single integral garage and rear patio.

The property offers an open plan kitchen and reception room, the house bathroom and two bedrooms.

The property is owned on a Leasehold basis according to the Land Registry.

Term: 125 years from 1 January 2009.

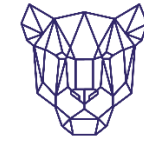
LOCATION

The property is located in Birstall, on Lady Augusta Road, which can easily be accessed off Half Penny Close. Birstall is a large village and civil parish within Charnwood borough of Leicestershire. The village is three miles north of Leicester City Centre. The property benefits from being within walking distance to a one stop convenience store and further amenities can be found in Leicester City Centre. The closest bus station is located on Loughborough drive, an approximate six-minute walk to Birstall Park and Ride and Leicester North Train Station is approximately a 15-minute walk from the property.

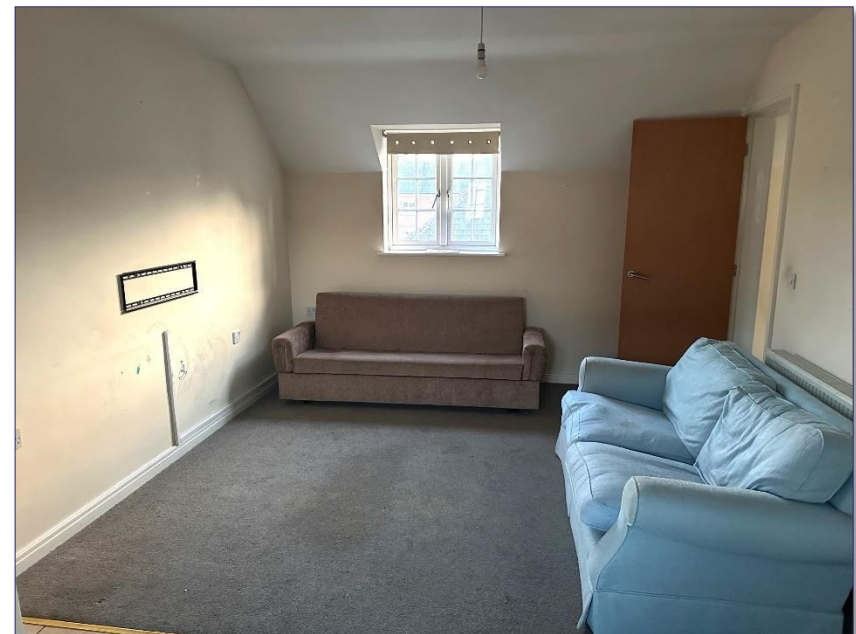
VIEWINGS

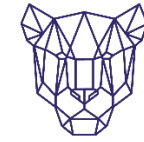
Please call Charley at Pantera Property for viewing arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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