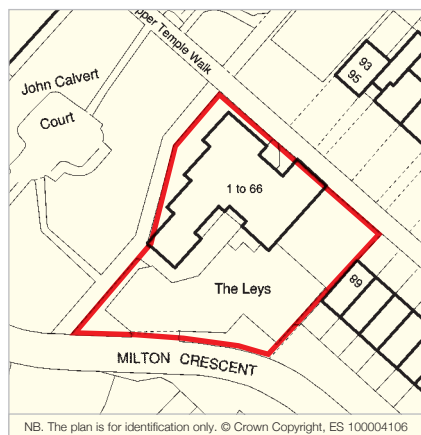


Leicester

The Leys, 70 Upper Temple Walk, Leicestershire LE4 0SW

- **A Freehold Unbroken Block of Thirty-Three Newly Refurbished Self-Contained Flats**
- **Comprising 11 x One Bedroom Flats and 22 x Studio Flats**
- **Together with Ancillary Storage Accommodation on the Ground Floor with Planning Permission for Change of Use to provide Two Additional Flats (1 x One Bedroom Flat and 1 x Two Bedroom Flat)**
- **Occupying a Site extending to Approximately 0.11 Hectares (0.28 Acres) and providing Off-Street Parking for Approximately 12 Cars**

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 1.15 – 2.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs EHL Commercial Law (Ref: NA).
Tel: 0116 268 8950.
Email: nabeel.ahmed@ehlsolicitors.co.uk

VACANT – Freehold Block with Planning Permission



Tenure

Freehold.

Location

The property is situated on the north-east side of Milton Crescent, to the south of its junction with Calver Hey Road in the Beaumont Leys district of Leicester. The Beaumont Shopping Centre, home to Matalan, Tesco Extra, Argos, Superdrug, Subway and McDonald's, amongst other national retailers, is close by. A further range of shops and local amenities is accessible in Leicester city centre approximately 2 miles to the south-east. Leicester Rail Station provides regular and direct services into London, Sheffield, Nottingham, Derby and Birmingham amongst other destinations and both the M1 and M69 Motorways are within reach. Glenfield Hospital is approximately 1 mile to the west and East Midlands Airport is within reach to the north-west.

Description

The property comprises an unbroken purpose built block of flats arranged over ground and six upper floors. The property has recently



undergone a programme of comprehensive refurbishment and is internally arranged to provide a total of 33 self-contained flats. In addition, there is a storage area on the ground floor which is to be offered with planning permission for change of use to provide an additional two flats. The building benefits from a passenger lift which serves all floors and an intercom system (not tested). The building occupies a site which extends to approximately 0.11 hectares (0.28 acres) and additionally provides off-street parking for approximately 12 cars and communal garden areas.

Accommodation

A schedule of Accommodation is set out below.

Planning

Local Planning Authority: Leicester City Council.
Tel: 0116 454 1011.

The storage on the ground floor benefits from planning permission (Ref: 20170966) dated 5th July 2017 for "Change of Use of ground floor from ancillary storage to two additional flats (1 x one bedroom; 1 x two bedroom) (Class C3)".

Flats	Accommodation (Each Flat)	Approximate Floor Area sq m (sq ft)
1, 11, 21 and 31	Reception Room through to Kitchen, Bedroom, Bathroom with WC and wash basin	44.97 sq m (484 sq ft)
2, 12, 22 and 32	Studio Room through to Kitchen, Bathroom with WC and wash basin	29.72 sq m (320 sq ft)
13, 23, 33, 43, 53 and 63	Reception/Dining Room through to Kitchen, Bedroom, Bathroom with WC and wash basin	45.40 sq m (489 sq ft)
14, 15, 16, 24, 25, 26, 34, 35, 36, 44, 45, 46, 54, 55, 56, 65 and 66	Studio Room through to Kitchen, Bathroom with WC and wash basin	30.46 sq m (328 sq ft)
64	Studio Room through to Kitchen, Bathroom with WC and wash basin	30.40 sq m (327 sq ft)
Unnumbered	Reception Room through to Kitchen, Bedroom, Shower Room with WC and wash basin	40.12 sq m (432 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.