



## 1 bed apartment to buy in LE18

Timber Street, Wigston, Wigston,  
Leicestershire, LE18 4QF

**£58,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ First Floor Duplex Apartment
- ✓ Electric Heating, Double Glazing
- ✓ Kitchen
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Located in South Wigston is this investment opportunity in the form of a first floor duplex apartment within a period terrace conversion.

The property provides a communal entrance leading to the first floor, an entrance hall, lounge, kitchen, bathroom and a double bedroom on the second floor.

To discover more please contact our office.

The property is situated for everyday amenities along Blaby Road within South Wigston with local Morrisons Daily, Tesco Supermarket and Lidl. There is also local schooling, including South Wigston College, Fairfield Community Primary School, Parklands Primary School and South Wigston High School. In close proximity to South Wigston Train Station and regular bus routes running to and from Leicester City Centre.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 109

Price: Starting Bid £58,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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