

10A Cosby Road

Littlethorpe, Leicester, LE19 2HF

Long Leasehold
Residential

473 Sq Ft (44 Sq M)



Guide Price | £50,000
By online auction



Amenities



EPC



Residential



Corner
Position



Parking



Transport
Links



Railway
Station

10A Cosby Road

473 Sq Ft (44 Sq M)

Description

The property is a 1-bedroom self-contained flat accessed via a ground floor entrance lobby with stairs to the accommodation.

There is an open plan kitchen/living space, a bathroom and a double bedroom.

Many of the rooms have dual aspect windows.

The property is being sold on a 999 year long leasehold basis and has the benefit of 1 parking space allocated.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

10A Cosby Road (LE192HF) lies on one of the main residential streets in Littlethorpe, a pleasant East Midlands village about six miles south west of Leicester in the Blaby district.

Less than a mile away are Narborough and its railway station, with frequent Midland Mainline trains between Leicester and Birmingham. Local buses and road connections provide good commuter access.

Close by are two long-standing village pubs (The Plough Inn & The Old Inn), a beauty salon, garden centre, and the village's funeral director at exactly 10 Cosby Road itself.

In summary: 10 Cosby Road sits in a well-established, safe, and affluent village with solid commuter links, local amenities, strong community spirit, and attractive family housing.

Accommodation

Description	Sq Ft	Sq M
10A Cosby Road	473	44

Locations

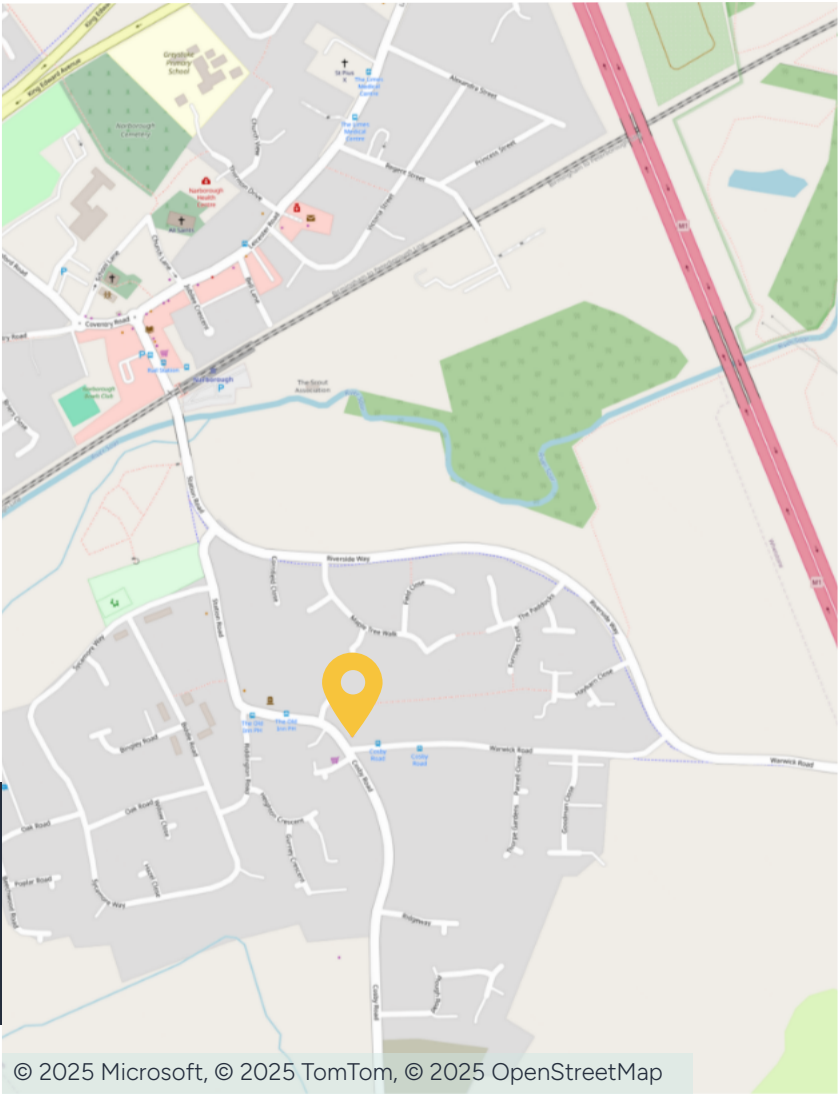
- M1: 4 miles
- Birmingham: 42 miles
- Coventry: 24 miles

Nearest station

Narborough: 0.5 miles

Nearest airport

Birmingham International: 35.8 miles



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at an guide price of £50,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £5,160 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search and legal fees of £1,500 plus VAT.

Tenure

999 year Long Leasehold.

Council Tax

TBC.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is G 14.

Planning

The current permitted uses of the site fall within use class C3 of the Town and County planning order updated from the 1st September 2020. Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Location

Address: 10A Cosby Road

What3words: ///fall.wide.unit

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated July 2025.



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