



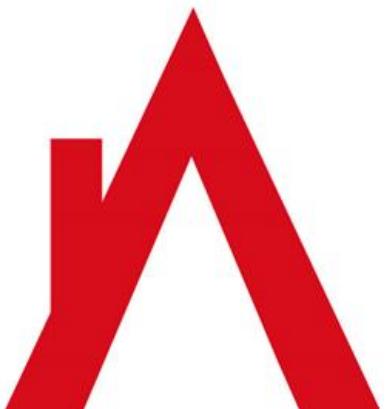
**£70,000**

## **Penney Close**

Wigston LE18 1AN

- **Ground Floor Flat**
- **Residents & Visitors Parking**
- **No Upward Chain**
- **Council Tax Band A**
- **One Bedroom & Dressing Room**
- **Ideal First Time Buy/Investment**
- **Potential Rental Yield of £475 pcm**
- **EPC Rating D**

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Valuations are always a pleasure.  
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## **Brief Description**

Available with no upward chain this well presented ground floor flat located within walking distance to Wigston town centre. Ideal for both first time buyers and investors with an approximate rental yield of £475 pcm. The property briefly comprises of living kitchen, bedroom, fully fitted three piece shower suite and a dressing room/office, in addition to well maintained communal gardens and parking for residents and visitors. Early viewing is highly advised to fully appreciate what Penny Close has to offer.



**Need help arranging your finances?**  
**Aston & Co Financial Services offer free, no obligation advice.**  
**Call 0116 288 3872 to arrange your meeting**

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## **The Accommodation**

### **Location**

Penney Close is located within walking distance to Wigston town centre which is located around 4 miles south of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include All Saints Primary School and Abington High School.

### **DRAFT DETAILS AWAITING VENDOR APPROVAL**

#### **Living Kitchen 14' 4" x 9' 5" (4.37m x 2.87m)**

Wall mounted and base level units with roll edged work surfaces, under counter fridge, sink, electric hob and oven with extractor over, two sets of UPVC double glazed windows to side aspect.

#### **Bedroom 5' 11" x 8' 5" (1.80m x 2.56m)**

Integrated storage cupboard, UPVC double glazed window to rear aspect.

#### **Shower Room 3' 11" x 8' 5" (1.19m x 2.56m)**

Three piece shower suite comprising of; shower, W/C, sink, tiled flooring and walls, extractor fan.

#### **Dressing Room/Office 3' 11" x 8' 5" (1.19m x 2.56m)**

Fitted wardrobes.

### **Outside**

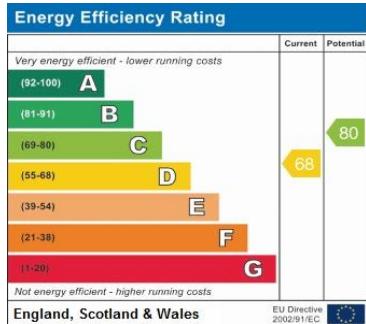
Well maintained turfed communal gardens surround the property in addition to ample parking for both residents and visitors.

**Do you have a property to Let?  
We will have a scheme that suits your requirements.  
Call 0116 288 3872 to arrange a valuation today.**



### Useful Information

**Energy Performance Certificate:** A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

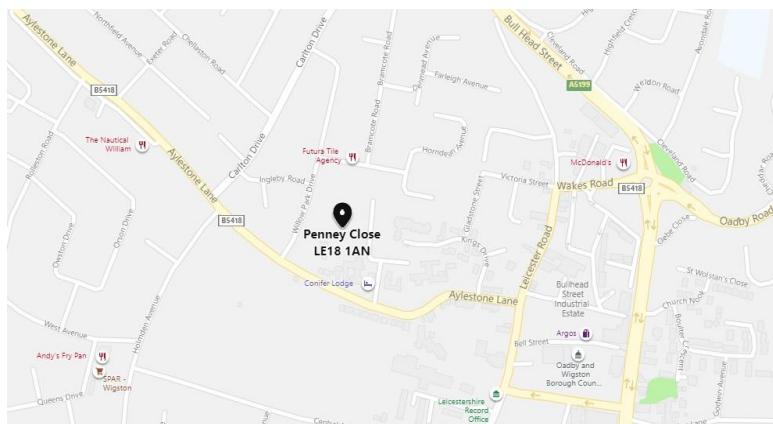


**Tenure:** Leasehold

**Council Tax Band:** A

**Local Authority:** Oadby & Wigston Borough Council

**Viewing arrangements:** Strictly by appointment with Aston & Co – Please call 0116 288 3872



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



Aston & Co is a trading name of Aston & Co Estate & Letting Agents Limited.

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