

FOR SALE

**Hermitage Court, Honeywell Close
Oadby, Leicester
LE2 5QQ**



ASKING PRICE: £135,000

- A Beautifully Presented 2 Bedroom Second Floor Flat
- Located In a Well-Maintained Development, In The Sought After Area of Oadby
- Ideal For First Time Buyers & Investors
- Entrance Hallway, Open Plan Lounge/Kitchen, Two Bedrooms, En-suite & Bathroom
- Allocated Parking For One Vehicle
- Secure Intercom Entry System, Lift & Electronically Operated Gates



Location

This property is located on Hermitage Court, which is off Honeywell Close and Wigston Road in the sought after area of Oadby. The property benefits from being within close proximity to The Parade which benefits from an array of shops, restaurants, cafe's and more, and frequent bus services to and from areas of Leicester.

Description

A beautifully presented and spacious second floor flat located within a well-maintained development, benefiting from an array of natural light and modern living accommodation, which is perfect for first time buyers and investors.

The accommodation briefly comprises; a communal entrance with secure intercom entry system, lift and stairs, entrance hallway to the flat, a well-proportioned open plan lounge/kitchen, two bedrooms, ensuite shower room and bathroom. Externally, well-kept communal grounds providing attractive views, allocated parking for one vehicle and secure, electronically operated gates.

Accommodation

All measurements are approximate:

Communal Entrance

With secure intercom entry system, stairs and lifts.

Entrance Hallway

Built in cupboards, boiler, radiator, power points, pendant light fitting.

Open Plan Lounge/Diner - 18' 11" x 16' 0" (5.76m x 4.87m)

Lounge/Diner: Dual aspect double glazed windows with access to two Juliet balconies, radiators, power points, pendant light fitting. Kitchen: A range of wall and base units, stainless steel sink with hot and cold mixer tap, five burner gas hob with extractor fan over, electric oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, power points, pendant light fitting.

Bedroom One - 12' 1" x 14' 0" (3.68m x 4.26m)

Double glazed windows to front, built in wardrobes, radiator, power points, pendant light fitting.

En-suite Shower Room - 6' 0" x 4' 0" (1.83m x 1.22m)

Shower cubicle, pedestal wash hand basin with hot and cold mixer tap, low level WC, tile splashback surrounds, wall mounted mirror, pendant light fitting.

Bedroom Two - 12' 0" x 9' 0" (3.65m x 2.74m)

Double glazed windows to front, radiator, power points, pendant light fitting.

Bathroom - 8' 0" x 4' 10" (2.44m x 1.47m)

Panelled bath, pedestal wash hand basin, low level WC, tile splashback surrounds, pendant light fitting.

Outside

Set amongst well maintained and mature grounds, accessed via electrically operated gates with a secure intercom entry system and allocated parking for one vehicle.

Tenure

Leasehold.

We have been advised that there is a 99-year lease from January 2005, with 78 years remaining, a service charge of approximately £1,394.94 per annum and a ground rent of £250 per annum.

EPC

Pending.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Oadby & Wigston Borough Council.

Kal Sangra, Shonki Brothers Ltd

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