

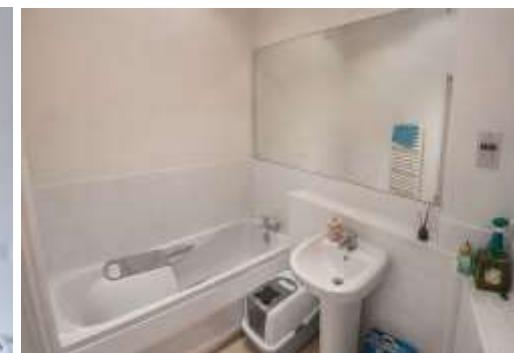
FOR SALE

**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

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

