



Edmonton Road, St Matthews

In Excess of £145,000

A TWO BEDROOM maisonette located on the outskirts of Leicester City Centre benefitting from a communal frontage and a PRIVATE REAR GARDEN.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With wood effect floor, built-in cupboards, stairs to first floor, radiator.

Lounge

16' 7" x 12' 0" (5.05m x 3.66m)

With window to the rear elevation, French doors to the rear elevation, wood effect floor, TV point, under stairs storage cupboard, radiator.

Kitchen

8' 10" x 9' 6" (2.69m x 2.90m)

With window to the front elevation, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, space for freestanding cooker, space for fridge freezer, built-in cupboard, plumbing for washing machine, space for tumble dryer, radiator.

First Floor Landing

With access to the following rooms:



Bedroom One

14' 10" x 9' 10" (4.52m x 3.00m)

With window to the rear elevation, TV point, built-in wardrobes, radiator.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

With window to the front elevation, two built-in cupboards, radiator.

Shower Room

6' 3" x 5' 6" (1.91m x 1.68m)

With window to the front elevation, shower cubicle, low-level WC, wash hand basin with storage below, tiled walls, tiled floor, chrome ladder towel rail/radiator.

Front Garden

Communal frontage.

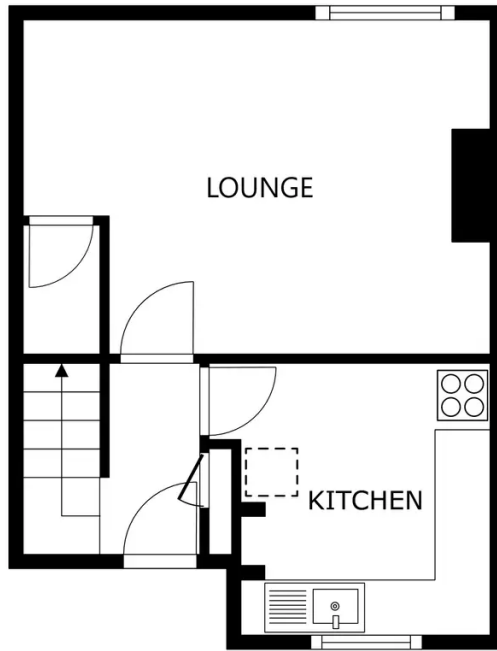
Rear Garden

Private rear garden with paved patio seating area, soil/planting area, fencing to perimeter.

Lease Details

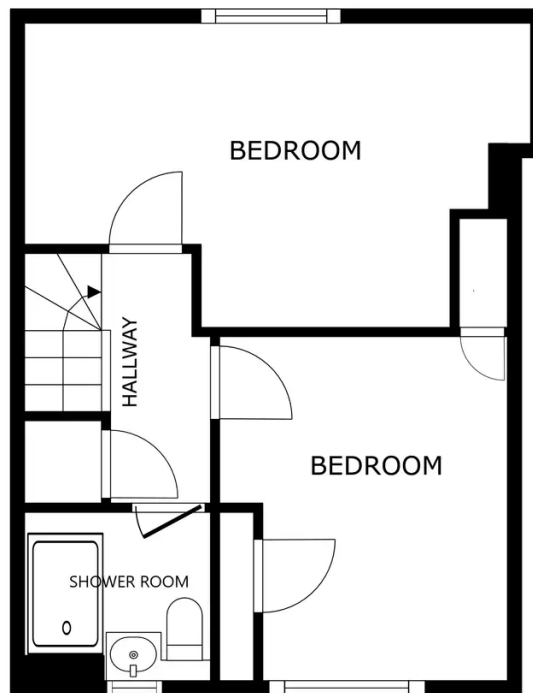
Remaining Lease: 119 years

Service Charge: 108 PCM (per calendar month)



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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