

JAMES SELICKS

8 ST ANDREWS COURT

189 EVINGTON LANE, EVINGTON,
LEICESTER, LE5 6DJ

GUIDE PRICE: £370,000



A stunning penthouse apartment located in this exquisite development with far-reaching views over the Leicestershire Golf Club and beyond. Immaculately presented throughout, the apartment has two balconies and unusually, private lift access directly into its hallway. This beautiful home is offered with no onward chain; internal inspection is considered a must.

Communal & private entrance halls • cloakroom • stunning open plan living accommodation comprising dining & study areas, a sitting area with balcony • breakfast kitchen • master bedroom with balcony & en-suite • bedroom two & en-suite • communal gardens • secure underground parking • EPC - C

Location

The property is within walking distance of Evington village and shopping catering for most day-to-day needs, along with frequent bus services into the city with its mainline railway station.

Accommodation

The penthouse is accessed either from the ground floor communal entrance hall or via the secure underground parking (both providing a lift and stairs). The private entrance hall has two skylights and houses the video intercom system and a cupboard with the hot water cylinder and Worcester wall mounted boiler within. A useful cloakroom provides a two piece suite.

The stunning open plan living accommodation is a fantastic, bright and airy space with inset ceiling spotlights and carpet flooring throughout, comprising a dining area with a skylight and feature wall lighting, a sitting area with a feature curved wall, two skylights and sliding patio doors leading onto a balcony overlooking the Golf Club, and a study area with built-in desks and shelving and a skylight. The breakfast kitchen has wooden flooring and boasts an excellent range of contemporary eye and base level units and drawers, Corian preparation surfaces and upstands, and an undermounted one and a quarter bowl sink with mix tap over. Meile integrated appliances include an oven and microwave, four-ring electric hob with a stainless steel extractor above, fridge-freezer, dishwasher, washing machine and tumble dryer.

The superb master bedroom has two skylights, an excellent range of built-in wardrobes, drawers and a vanity unit with mirror and lights, sliding doors to a second balcony and large en-suite with skylight, providing an enclosed WC, bidet, wash hand basin with built-in drawers either side, mirror and light over and a corner shower cubicle with a drench shower head, chrome heated towel rail, fully tiled walls and floor. Bedroom two is also a double, with a good range of built-in wardrobes, cupboards and drawers, two skylights and an en-suite with enclosed WC, wash hand basin with storage under, Spa bath and a walk-in shower enclosure with fixed and flexible shower heads, heated chrome towel rail, fully tiled walls and floor.

Outside

The development enjoys manicured communal gardens to both front and rear and secure, roller shuttered parking for one vehicle/storage space.

Lease information: Whilst we make every effort to ensure these are correct, they are subject to change, are not to be relied upon & MUST be verified by potential Purchaser's Solicitor.

Tenure: Leasehold. Lease Term: 125 years from 2000.

Ground Rent: £75 per annum.

Service charge : £2,878 per annum









Approximate total area⁽¹⁾

137.54 m²
1480.47 ft²

Balconies and terraces

13.85 m²
149.08 ft²

Reduced headroom

3.56 m²
38.34 ft²

(1) Excluding balconies and terraces

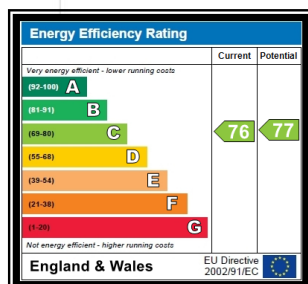
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Conservation Area: None.

Local Authority: Leicester City Council, Tax Band: B

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years : None our Clients are Aware of.

Accessibility: The property has private lift access directly into its hallway from all floors.

Planning issues: None our Clients are Aware of.

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Important Notice

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

