

# JAMES SELICKS

11 SHIPTON ROAD

HAMILTON  
LEICESTER LE5 1PJ

GUIDE PRICE: £225,000





A spacious and well-presented, two bedroom coach house style apartment offering comfortable and modern living throughout, with the added benefit of an integral garage.

Entrance • first floor entrance area • sitting/dining room • kitchen • two bedrooms • bathroom • front forecourt • one parking space • integral single garage • EPC - C

#### Location

Hamilton is a modern development lying on the north-east peripheries of the city, ideal for access to the M1/M69 motorway networks via the A56 Western bypass. Hamilton itself offers a popular primary school and large Tesco superstore with further shopping amenities found in nearby Humberstone village and along the Uppingham Road.

#### Accommodation

The property is accessed via a double glazed front door to a small, carpeted entrance housing the stairs to a welcoming first floor entrance area. The generous sitting/dining room is bright and inviting, with front-facing windows and a discreet built-in boiler cupboard. The kitchen is open plan to the sitting/dining room and features a good range of wood-effect eye and base level units and drawers with roll edge preparation surfaces, tiled splashbacks and a stainless steel sink and drainer unit with mixer tap and window above. Integrated appliances include an AEG oven with a gas hob and Electrolux extractor unit above, space for a fridge-freezer and plumbing for a washing machine or dishwasher. This space also enjoys stylish Parquet style laminate flooring.

A carpeted inner hallway includes loft access for additional storage potential and leads to the bedroom accommodation. The master bedroom is generously sized and carpeted, with a large window to the front and a built-in wardrobe. Bedroom two is a versatile space, ideal as a smaller double or a spacious single bedroom, with a window overlooking the rear. The bathroom is fitted with a stylish parquet style flooring and provides a white three piece suite comprising a panelled bath with glass screen and shower over, an enclosed WC and a pedestal wash hand basin, an electric shaver point, part tiled walls and an obscure glazed window to the rear.

#### Outside

The front of the property is a walled forecourt behind black wrought iron railings and steps up to the entrance, enhancing both security and kerb appeal. An archway gives access to one dedicated parking space and a private, integral single garage.

**Tenure:** Freehold.

**Local Authority:** Leicester City Council, **Tax Band:** B

**Listed Status:** None.

**Conservation Area:** None.

**Cladding:** None our Vendor is aware of.

**Services:** Offered to the market with all mains services and gas heating.

**Broadband delivered to the property:** Unknown.

**Accessibility:** The apartment is on the first floor; there is no lift.

**Wayleaves/Rights of Way/Covenants:** Archway leading to the rear parking area is shared.

**Greenbelt Annual Fee:** Approximately £180 per annum for common area/gardens.

**RMG Annual Parking Fee :** Approximately £395 per annum









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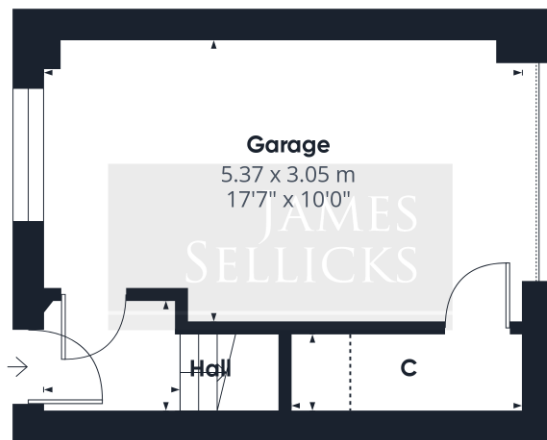
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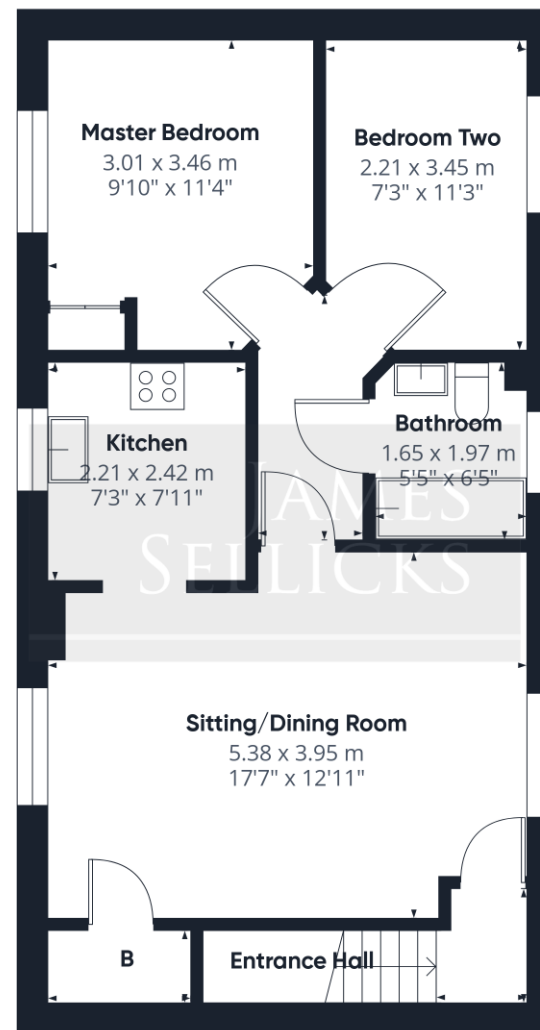
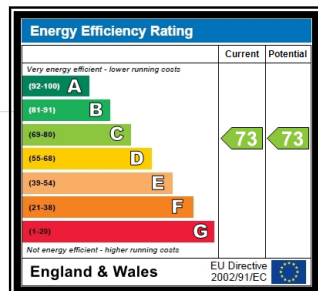
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#### Measures and Other Information

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.



Floor 1



Floor 2

JAMES  
SELICKS

#### Approximate total area<sup>(1)</sup>

73.3 m<sup>2</sup>  
787 ft<sup>2</sup>

#### Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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