

16 PARK HILL COURT

AYLESTONE, LEICESTER

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16 Park Hill Court, 17 Park Hill Drive, Aylestone, Leicester LE2 8HS

An attractive, two bedroom apartment located in this purpose built development just off Park Hill Drive in the popular suburb of Aylestone.

Entrance hall • dining kitchen • sitting room • two bedrooms • bathroom • resident's parking • EPC - C

Location

Park Hill Court is located within walking distance of local day-to-day shopping found along the nearby Aylestone Road and the beautiful Aylestone Meadows nature reserve, as well as providing excellent access into the city centre with its professional quarters and mainline railway station.

Accommodation

The property is entered via a solid wood front door leading into an entrance hall housing the intercom system, a storage cupboard, radiator in cover and a further large walk-in storage cupboard. The beautiful refitted dining kitchen has a uPVC double glazed window to the front, an excellent range of contemporary style eye and base level units and soft-closing drawers, stainless steel four-ring hob with tiled splashback and stainless steel hood over, integrated double oven and fridge-freezer, plumbing for automatic washing machine, stainless steel sink and drainer unit, Worcester wall mounted combination boiler, radiator in cover and tiled flooring. The sitting room has a uPVC double glazed picture window to the front, ceiling coving, television point, radiator in cover, contemporary electric fire.

Bedroom one has a uPVC window to the rear, an excellent range of built-in wardrobes with up and over cupboards, radiator in cover, wood laminate effect flooring. Bedroom two has a uPVC window to the rear, wood laminate effect flooring. The stunning bathroom has a double shower cubicle with an electric Mira shower with rainforest and personal shower heads, a wash hand basin with cupboards under and drawers adjacent, a low flush WC, mirror with light, heated chrome towel rail, fully tiled walls, wooden flooring and a uPVC double glazed window to the rear.

Parking

The development enjoys resident's parking.

Lease Details: Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

Lease Term: 125 years from 1987.

Service Charge: £1,380 per annum.

Ground Rent: None payable.

Management company: P A Housing. Sorry no pets.

Tenure: Leasehold.

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

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre

Accessibility: Apartment is on the first floor.





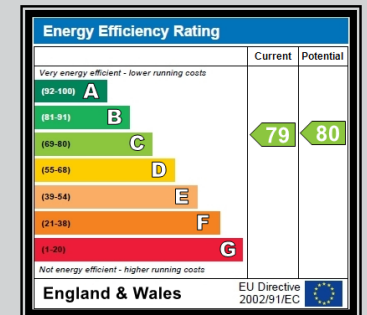
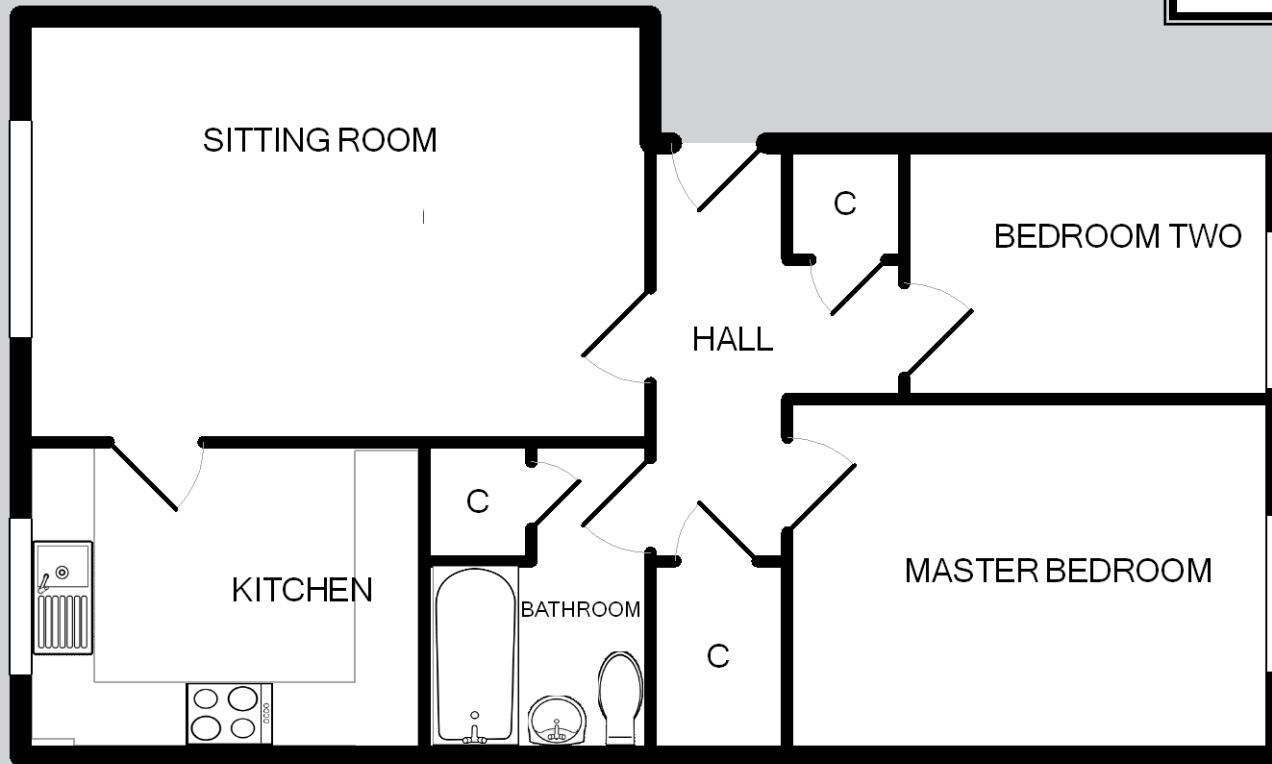
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Total Approximate Gross Internal Floor Area = 624 SQ FT / 58 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements 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.

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