

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner

14'7 x 11'5 (4.45m x 3.48m)

Kitchen

10'7 x 8'11 (3.23m x 2.72m)

Bedroom One

12'2 x 11'5 (3.71m x 3.48m)

Bedroom Two

12'2 x 9'3 (3.71m x 2.82m)

Bathroom



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

94 Lothair Road, Aylestone, Leicester, LE2 7QD

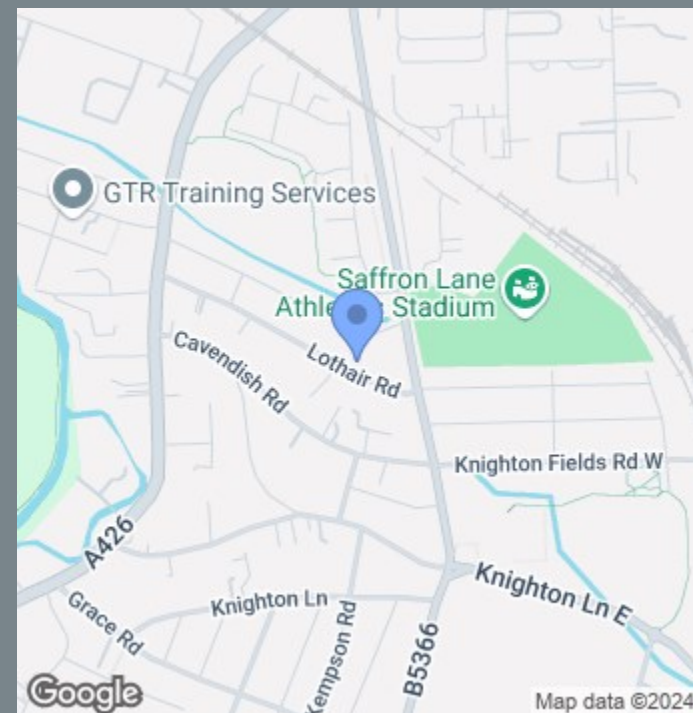
£120,000

OVERVIEW

- Ground Floor Flat With No Onward Chain
- Great Location
- Entrance Hall & Kitchen
- Lounge Diner
- Two Bedrooms
- Bathroom
- Front & Rear Garden
- EER Rating - C, Council Tax Band - A
- Leasehold
- INVESTORS or CASH BUYERS ONLY

LOCATION LOCATION....

close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

Discover the perfect blend of comfort and convenience in this charming ground floor flat, nestled in a popular and sought-after area. Offering the added advantage of no onward chain, this property presents an ideal opportunity for those looking to move swiftly into their new home. As you step inside, the entrance hall welcomes you, providing a sense of arrival and a seamless transition into the heart of the flat. The lounge diner is a generous space, flooded with natural light, and offers a versatile area for both relaxation and entertaining. The layout is open and inviting, creating a warm and welcoming atmosphere. The kitchen is well-equipped and thoughtfully designed, with ample storage and worktop space, catering to the needs of modern living. It's a practical space that's perfect for meal preparation and cooking. This flat boasts two comfortable bedrooms, each offering a peaceful retreat and a place to unwind after a long day. The bedrooms are well-proportioned and filled with natural light, ensuring a restful environment. The bathroom is well-appointed, featuring a suite that includes a low level wc, wash hand basin and bath with shower over, providing convenience and comfort for all. Outside, the property benefits from both front and rear gardens, offering a private outdoor space that's perfect for enjoying the fresh air and sunshine. The gardens are a true delight, providing a tranquil setting for relaxation and outdoor activities.

Service charges includes ground rent £485 per annum 103 years left on lease

