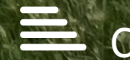




Flat 2 Crayburn House Aikman Avenue  
New Parks, LE3 9JQ

£100,000





## Flat 2 Crayburn House

New Parks, Leicester, LE3 9JQ

A ground floor ex-council 2 bedroom flat offering good sized accommodation close to a range of good local amenities including shops, schools, Glenfield hospital and major road links to motorway & city centre. The property benefits from a centralised heating system, UPVC double glazing to majority of windows, well decorated and appointed throughout. The spacious accommodation comprises of passage hall, 16' lounge, fitted kitchen, 2 large double bedrooms, shower room with modern white suite, wc, internal store. Offered for sale with no upward chain!

### Entrance Hall

Accessed off the communal hallway via a composite entrance door, meter cupboard.

### Lounge

16'6 x 11'10 (5.03m x 3.61m )

Spacious living room with UPVC double glazed window overlooking rear of block, laminate flooring, radiator.

### Kitchen

12'8 x 6'8 (3.86m x 2.03m)

A well appointed fitted kitchen with UPVC double glazed window overlooking rear of block, tiled flooring, base, drawer and eye level units, work surfaces, stainless steel sink unit, provision for usual appliances.

### Bedroom One

12'8 x 8'10 (3.86m x 2.69m)

A good sized double bedroom with UPVC double glazed window overlooking rear of block, laminate flooring, radiator, wardrobes.

### Bedroom Two

13'4 x 9'10 (4.06m x 3.00m)

UPVC double glazed window overlooking rear of block, laminate flooring, radiator, wardrobes.

### Shower Room

7'4 x 4'10 (2.24m x 1.47m)

Fitted with a white suite comprising of mains shower cubicle, vanity wash hand basin, tiled floor and fully tiled walls. Separate wc.

### Outside

There are communal gardens laid mostly to lawn.

### Local Authority & Council Tax Info (Blaby)

This property falls within Leicester District Council ([leicester.gov.uk](http://leicester.gov.uk))

It has a Council Tax Band of A which means a charge of £1,528.34 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)

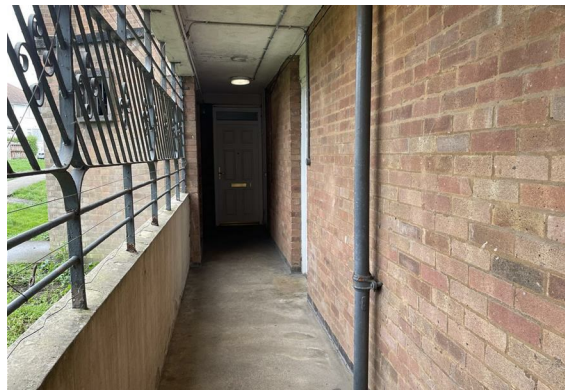
### Leasehold Info

We are advised by Leicester City Council that there are over 115 years left on the lease. The lease is due to expire on 7 April 2138.

There is an annual ground rent charge of £10.00.

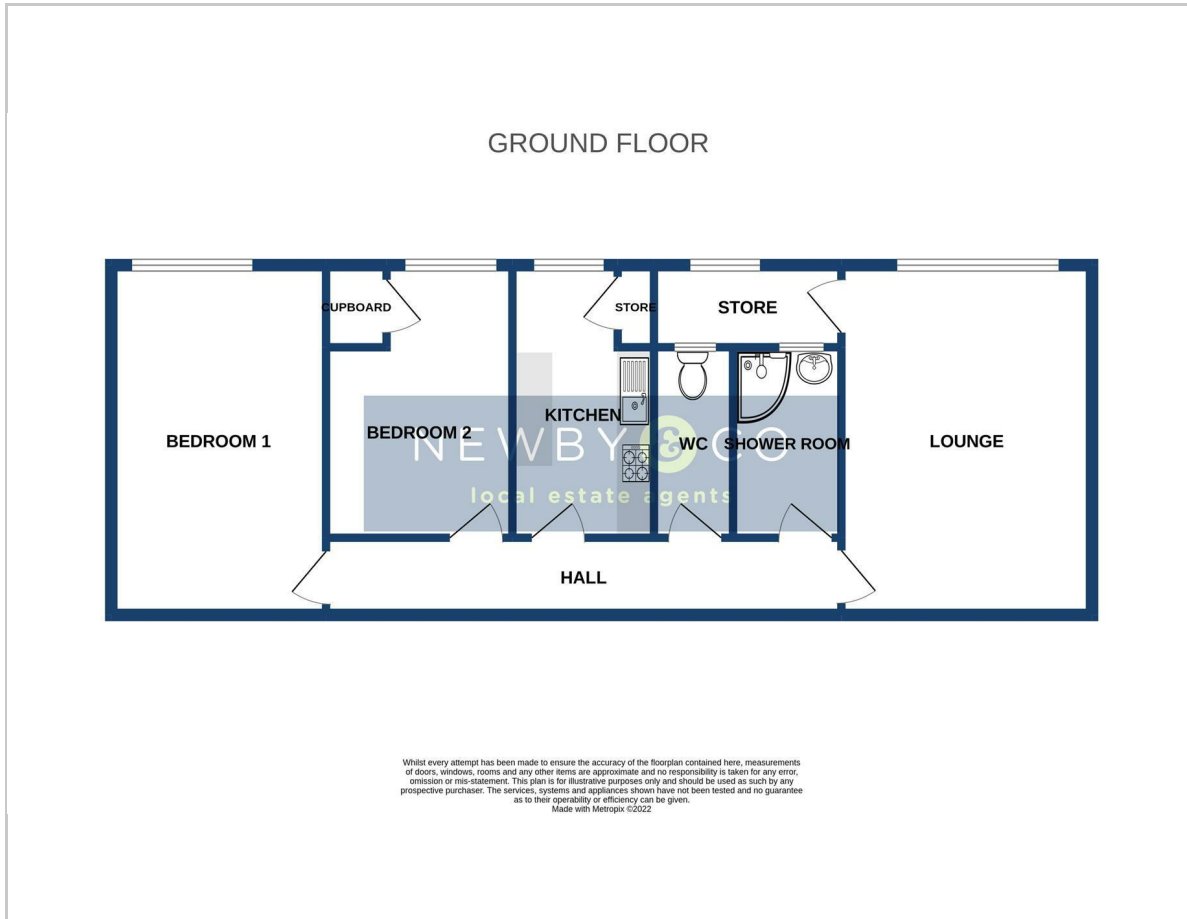
Leasehold Annual Service charges apply. We understand monthly payments are currently £246.45 which includes heating, cleaning of communal areas, lift and buildings insurance.







## Floor Plan

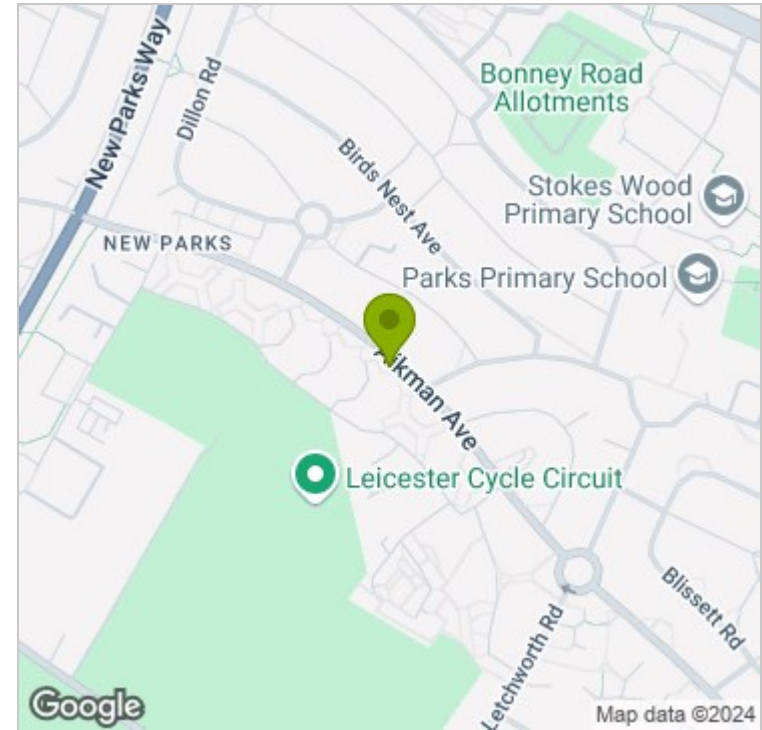


## Viewing

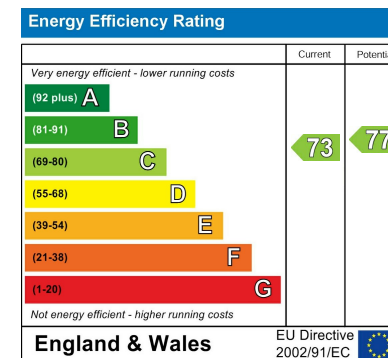
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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