



Property Description

Wright & Wright are pleased to offer for sale this two bedroom first floor apartment within purpose built development. Heating and uPVC double glazing. Communal entrance hall and stairs, within the flat there is a further entrance hall, living room, fitted kitchen, two bedrooms and bathroom. There are communal external areas along with allocated parking bay and further external visitors parking. No chain, ideal first time buy or investment.



Entrance Hall

having ceiling light point, heater, security entry phone and built in storage cupboard with immersion.

Living Room 3.40m x 3.10m (11' 2" x 10' 2")

having uPVC double glazed window, ceiling light point, television aerial point and heater.

Fitted Kitchen 2.44m x 2.40m (8' x 7' 10")

having uPVC double glazed window, ceiling light point, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, electric cooker point and extractor.

Bedroom One 4.02m x 2.29m (13' 2" x 7' 6")

having uPVC double glazed window, ceiling light point and heater.

Bedroom Two 3.30m x 2.44m (10' 10" x 8')

having uPVC double glazed window, ceiling light point and heater.

Bathroom 2.36m x 1.40m (7' 9" x 4' 7")

having uPVC double glazed window, ceiling light point, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

having allocated parking bay for the flat, communal areas inc bin store and further visitor parking.

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Flat 40
Highfield Court
Rossendale Road
LEICESTER
LE9 7NS

Energy rating

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Valid until
13 April 2032

Certificate number
2183-8091-5215-6419-2846

