



Property Description

Discover the perfect blend of comfort and convenience with this superb second-floor flat, ready for you to move in. Nestled within a purpose-built block, this property features an allocated parking space and additional visitor parking for your guests. Enjoy the warmth of central heating and the benefits of uPVC double glazing throughout. The entrance hall leads to a spacious living area, complemented by a well-equipped kitchen with modern appliances. The refitted bathroom and generously sized bedroom enhance the appeal of this home. With no upward chain, viewing is highly recommended to fully appreciate this exceptional opportunity.



Entrance Hall

having ceiling light point and storage cupboard.

Lounge 5.13m x 3.65m (16' 10" x 12')

having uPVC double glazed window to front, two ceiling light points, electric heater, laminate wood flooring and television aerial point.

Kitchen 5.13m x 2.43m (16' 10" x 8')

having uPVC double glazed window to front, two ceiling light points, electric heater, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, electric oven and hob, plumbing for automatic washing machine and dishwasher, built in storage cupboard.

Bedroom 4.90m x 2.98m (16' 1" x 9' 9")

having two uPVC double glazed windows to rear aspect, two ceiling light points, laminate wood flooring.

Bathroom 2.76m x 2.21m (9' 1" x 7' 3")

having skylight to ceiling, ceiling light point, tiling to walls, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

Outside

Communal areas including visitor parking, bin stores etc, Allocated parking bay for Flat No 10.

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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 10
Twyford Court
Arthur Street
LEICESTER
LE9 8EG

Energy rating

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Valid until

28 October 2034

Certificate number

9300-2401-1400-2424-3381

