



## 11 Highfield Court

, Earl Shilton, LE9 7NS

£525 Per Month



A tastefully decorated, well appointed, first floor spacious modern apartment. The property has the benefit of electric heating, PVCu double glazing, modern fitted kitchen, spacious lounge/dining room, secure parking, security intercom,

Ideally located close to all local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6.



## Communal ground floor entrance

Leading to first floor spacious apartment.

## Reception hall 9'10" x 6'2" (3.02 x 1.88)

Electric panel heater, coving, fitted linen cupboard with instant electric hot water heater.

## Attractive lounge/dining room (front) 14'7" x 13'5" (4.44 x 4.08)

Laminate floor, electric panel heater and PVCu double glazed window,

## Modern shower room (side) 6'5" x 5'9" (1.95 x 1.75)

Fitted shower cubicle with electric shower and side glazed screen, wash hand basin in vanity unit and wall mounted Dimplex wall heater.

## Kitchen (rear) 10'3" x 6'8" (3.12 x 2.02)

One and a half bowled stainless steel sink unit, range of base and wall units comprising, associated bevel edged work surfaces, ceramic hob and electric fan assisted oven, extractor hood, plumbing for washing machine, PVCu double glazed window, ceramic wall tiling and tiled effect floor.

## Double bedroom (rear) 10'3" x 9'9" (3.12 x 2.97)

Electric panel heater and PVCu double glazed window.

## Outside

Communal gardens with secure parking.

## General information

Service charge :

Ground rent:

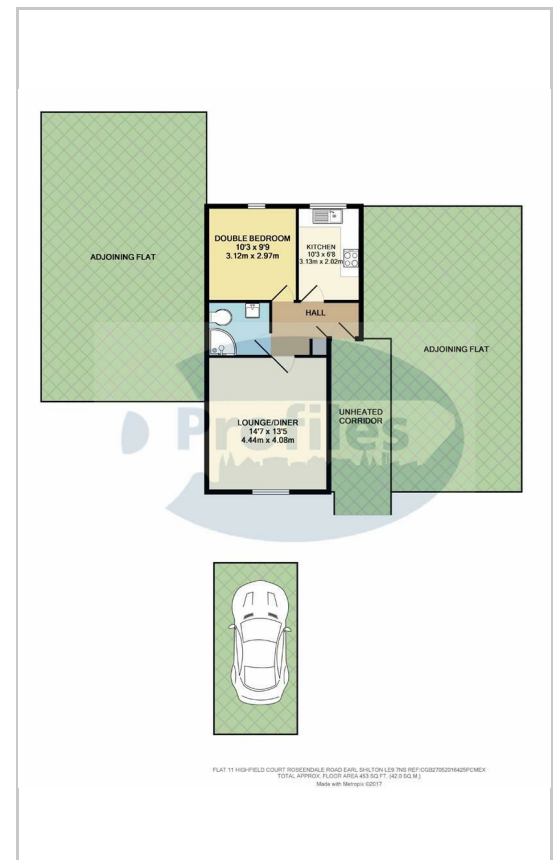
Managing agent:

Annual sinking fund provision

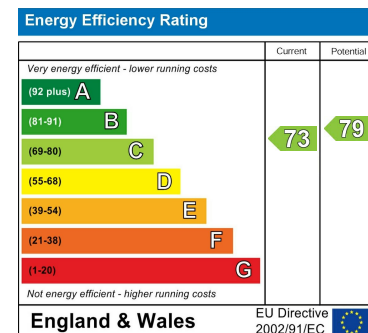
## Area Map



## Floor Plans



## Energy Efficiency Graph



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