

FOR SALE



Thurmaston

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £125,000

MARTIN&CO



- Modern apartment
- Two double bedrooms
- Large bathroom with shower
- Open plan living area
- Kitchen with appliances
- Patio doors
- Situated on the second floor

FULL DESCRIPTION Cash purchaser's Only

A modern, well presented apartment which is finished to the highest standard.

The property consists of an entrance hall with large storage cupboard.

There are two well proportioned double bedroom.

The bathroom has a white suite with bath and shower over and a heated towel rail.

The open plan living area is of a good size with french doors.

The modern fitted kitchen has plenty of storage space with a 50/50 intergrated fridge freezer and washing machine. Also a fitted oven and gas hob.

The property has gas central heating.

There is one allocated parking space .

The property is currently tenanted and is achieving £850 PCM.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY 3' 8" x 17' 1" (1.12m x 5.21m) Entry to the apartment, leading to each room. Carpeted flooring & radiator, there are also a storage cupboard.

OPEN PLAN LOUNGE/KITCHEN 19' 11" x 12' 11" (6.07m x 3.94m) Living room area of the open plan living room/kitchen. Carpet flooring, two radiators and UVPC French doors.

Kitchen with fitted wall and base units. Hard flooring. Integrated appliances include fridge, freezer, washer, oven & gas hob with extractor above.



BEDROOM ONE 9' 8" x 11' 2" (2.95m x 3.4m) Double bedroom, carpet flooring, UVPC double glazed window and radiator.

BEDROOM TWO 9' 8" x 9' 7" (2.95m x 2.92m) Double Bedroom, carpet flooring, UVPC double glazed window, radiator and boiler cupboard.

BATHROOM 6' 2" x 9' 11" (1.88m x 3.02m) Comprising heated towel rail, hard flooring, part tiled walls, W/C, wash basin and bath with shower over.

OUTSIDE There is one allocated parking space.



Martin & Co Leicester

162 Narborough Road • • Leicester • LE3 0BW
T: 0116 204 4920 • E: leicester@martinco.com

0116 204 4920

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.