



HAMPSONS
ESTATE AGENTS

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Stackyard Close, Thorpe Astley

Offers Over £147,000

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This immaculate flat is offered with no upward chain and is the ideal property for couples looking for a new home. Located in a quiet area, it offers a peaceful and serene environment. With its modern, open-plan kitchen and reception room with Juliet balcony, this property is perfect for those who enjoy entertaining guests.

The flat boasts two double bedrooms, with the master bedroom benefiting from an en-suite bathroom. Each bedroom provides plenty of space for relaxation and privacy. The property also includes another bathroom, ensuring convenience and comfort for its residents.

One of the unique features of this flat is the parking facility, which includes a designated space for one car and an additional visitor space. This makes it easy for residents and their guests to park their vehicles securely.

In terms of location, this property is close to local amenities, ensuring easy access to shops, restaurants, and recreational facilities. Its proximity to these amenities, including Fosse Shopping Park and Meridian adds convenience to daily life.

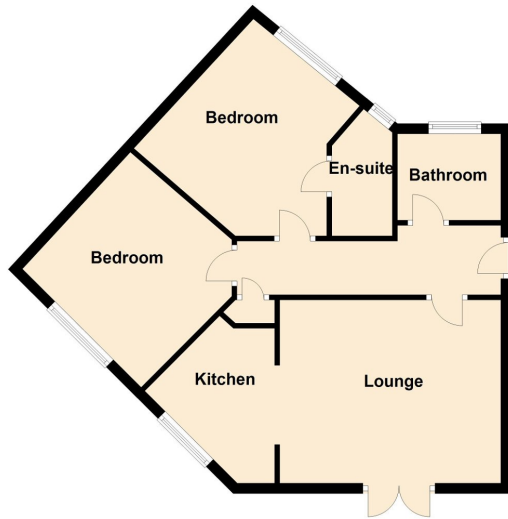
The Energy Performance Certificate (EPC) rating of this property is B, indicating its efficiency in terms of energy consumption. The council tax band is B, which is favorable for potential buyers.

Please note that this property is leasehold with 109 years remaining. The ground rent is approximately £125 per annum, and the service charge is approximately £166 per month.

Overall, this flat provides a comfortable and modern living space with convenient amenities and a peaceful location. It is the perfect home for couples seeking a high-quality property. Don't miss the opportunity to make this your new home.

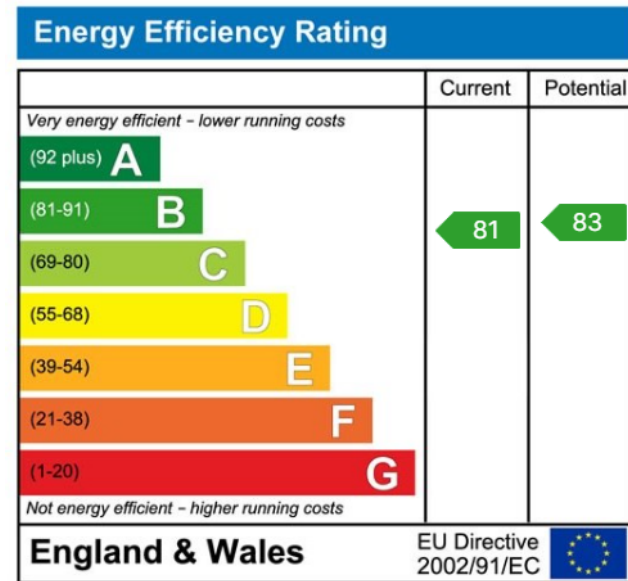


Ground Floor
Approx. 56.5 sq. metres (607.6 sq. feet)



Total area: approx. 56.5 sq. metres (607.6 sq. feet)

- Two Double Bedrooms
- No Upward Chain
- En-Suite To Master Bedroom
- Open Plan Living Room & Kitchen
- Juliet Balcony
- Allocated Parking Plus Visitor Spaces
- Gas Central Heating
- Ideal First Time Buy
- EPC Rating B, Council Tax Band B
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

