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**Blakeshay Close,
Bradgate Heights,
LE3 9QZ**



01530 231 859

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Blakeshay Close, Bradgate Heights, LE3 9QZ

Purpose-built two-bedroom second-floor apartment located in the sought-after Bradgate Heights Development, offering convenient access to local amenities, Glenfield Hospital, and the Western Bypass for excellent transport links. The apartment is offered with no upward chain and benefits from electric heating and double glazing throughout. The accommodation briefly includes an entrance hall, open-plan living area with lounge/dining and kitchen spaces, two bedrooms, and a bathroom. Situated in well-maintained communal grounds with an allocated parking space, this apartment is perfect for first-time buyers and investors alike. Early viewing is highly recommended.



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COMMUNAL ENTRANCE

The stairs lead up from the communal entrance to the second floor apartments.

LOUNGE/DINING ROOM

19' 5" x 9' 3" (5.92m x 2.84m)

A double-glazed window to the front, along with double-glazed sliding doors opening onto the Juliet balcony. It features an electric heater and an open aspect leading into the kitchen area.

FITTED KITCHEN

9' 6" x 7' 1" (2.92m x 2.18m)

A double-glazed window to the front elevation. The kitchen is equipped with fitted base, drawer, and wall units, a work surface, inset sink with drainer and mixer tap, and complementary part-tiled splashbacks. It also includes a fitted electric oven and hob, extractor unit, and plumbing for an automatic washing machine.

BEDROOM ONE

11' 3" x 11' 7" (3.43m x 3.54m narrowing to 2.51m)

Two double glazed windows, built in double wardrobes, electric heater.

BEDROOM TWO

11' 5" x 9' 0" (3.49m x 2.75m)

Double glazed window, electric heater.

BATHROOM

Double glazed window panelled bath with electric shower over, wash basin, low level WC, part tiled walls, extractor unit.

OUTSIDE

Communal lawns and parking with allocated space.

LEASEHOLD

102 years lease remaining

Ground Rent £100 per annum

Service Charge £1500 per annum

COUNCIL TAX

Band B

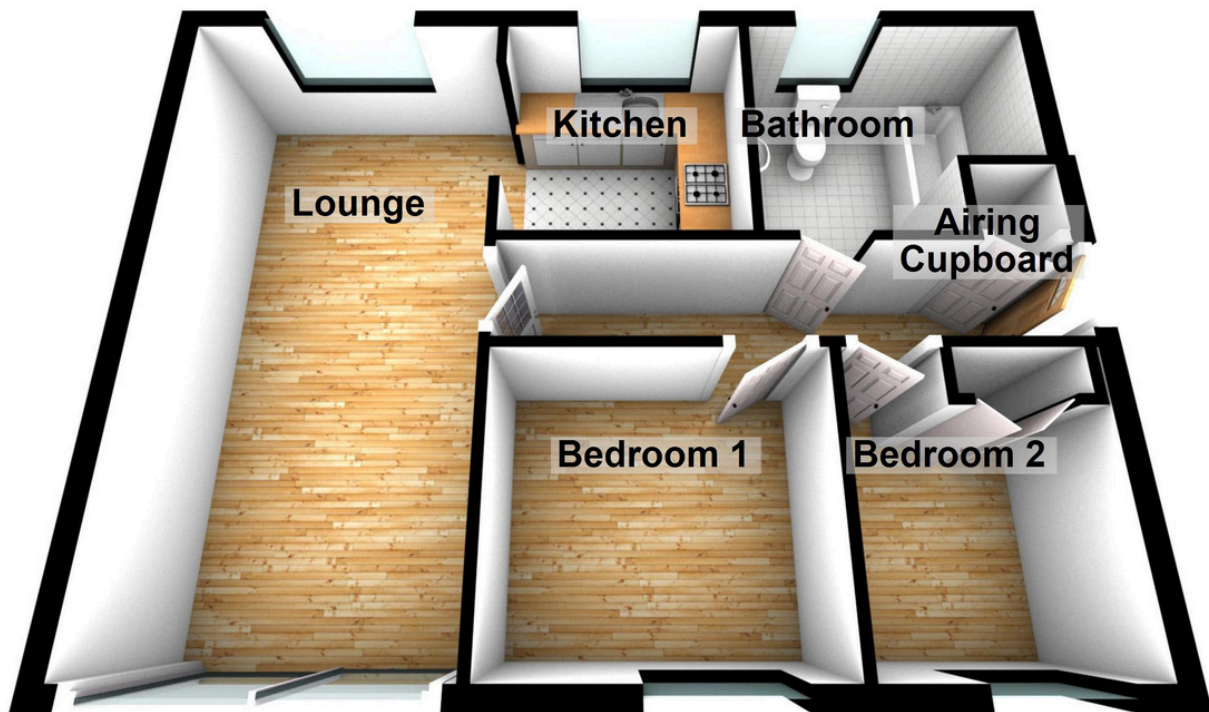
Leicester City Council



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Second Floor



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation.
Plan produced using PlanUp.



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Leasehold- Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on
01530 231 859

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