



Bradgate Close | Sileby

Creightons Estate Agents are pleased to bring to the market a two bedroomed ground floor apartment in the popular village of Sileby.

- Ground floor Apartment/ Flat
- Two bedrooms
- UPVC windows and Gas Central Heating
- Allocated parking Space
- Village Centre location
- Ideal for first time buyers or Investors
- Early viewing desirable
- Available with NO UPWARD CHAIN

LOCATION

Sileby is a particularly well serviced Charnwood village situated around a traditional village centre and offers extensive local facilities including popular pubs and shops. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

Welcome to this convenient ground floor apartment, accessible through a secure communal access hallway. With intercom. Upon entry, you'll find a welcoming hallway giving access to living room/diner, kitchen, two bedrooms, bathroom and convenient storage cupboard and feature wooden laminate flooring.

The modern kitchen features a range of both base and wall, sleek white gloss units, integrated appliances including a fridge freezer, electric oven and microwave, Wall mounted and concealed combination gas boiler, and space for a washer/dryer. The kitchen is finished with a tiled splashback and floor and a window that allows natural light to flood in. The recently renovated shower room boasts a wet room floor, a heated towel rail, a wall mounted sink and storage unit and low level, close couple w.c, adding a touch of luxury to your daily routine. This apartment offers two spacious bedrooms, perfect for relaxation and rest. The generous lounge area is bright and airy, thanks to its dual aspect windows, and features wooden laminate flooring.



OUTSIDE

Outside the property there is an allocated parking space, designated visitor parking spaces and communal bin store.



Bradgate Close | Sileby | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band A.

EPC

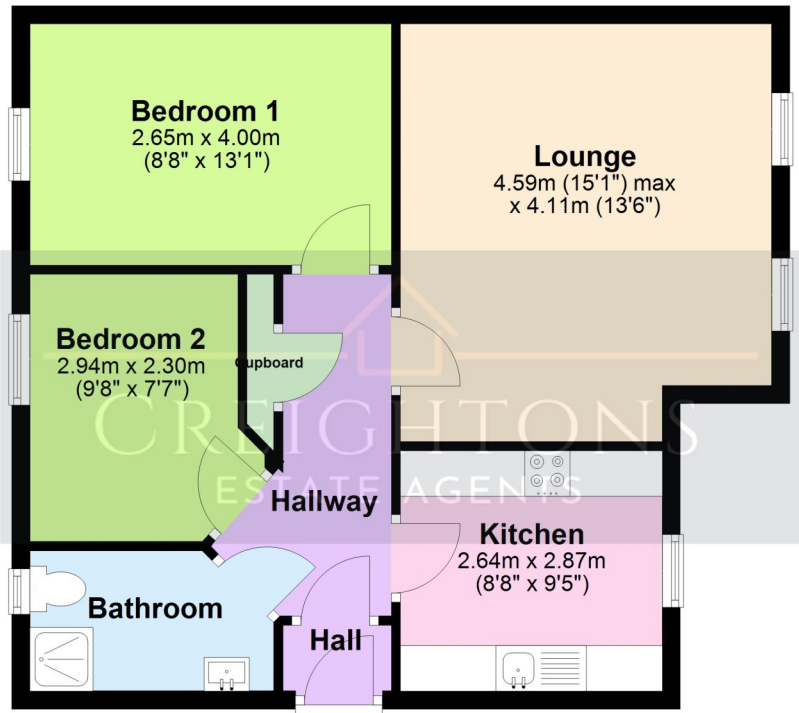
EPC to follow.

LEASEHOLD

We advised by the current Vendor(s) that the property is held leasehold on the balance of 150 year lease dated 1/1/2005. Ground rent is £309.72 per annum (paid twice yearly) and service/ management charge is approx. £1515 per annum (assessed for year 2026)

Ground Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

25 Bradgate Close, Sileby

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their





