



FOR SALE
Bentons

Connells

Goscote Hall Edith Murphy Close
Birstall Leicester



Property Description

Nestled in the peaceful and sought-after neighbourhood of Birstall, Leicester this top floor apartment offers an exquisite blend of contemporary living within a charming, residential setting. This well-appointed home is situated on Edith Murphy Close, a quiet cul-de-sac that provides a perfect retreat from the hustle and bustle of city life, while still being conveniently close to essential amenities.

The property itself is a testament to modern design and functionality, featuring a spacious layout with well-lit interiors that create a warm and inviting atmosphere. The elegant finishes and attention to detail throughout the home make it an ideal space for both relaxation and entertaining.

Residents will enjoy the convenience of being just a short drive away from Leicester city centre, with its diverse array of shopping, dining, and cultural attractions. Additionally, the nearby green spaces and parks offer plenty of opportunities for outdoor activities and leisurely strolls.

Hallway

28' 6" x 6' 5" (8.69m x 1.96m)

With understairs cupboard & stairs to office/study room

Living Room

25' 2" x 15' 4" (7.67m x 4.67m)

Spacious room with windows to the rear aspect and an access to the kitchen

Kitchen

10' 3" x 15' 4" (3.12m x 4.67m)

Fully fitted kitchen with window to the front aspect

Office/Study Room

12' 1" x 9' 2" (3.68m x 2.79m)

Bedroom 1

12' 4" x 16' 9" (3.76m x 5.11m)

With fitted wardrobes, window to the rear and an access to the en-suite

En-Suite

8' 8" x 7' 6" (2.64m x 2.29m)

With cubical shower unit, wash hand basin & toilet

Bedroom 2

11' 3" x 11' 4" (3.43m x 3.45m)

With window to the rear

Bathroom

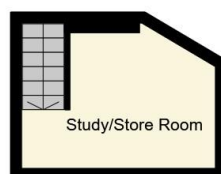
8' 6" x 7' 8" (2.59m x 2.34m)

Having a bath, wash hand basin & toilet









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR323436

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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