



**Connells**

The Limes Bull Head Street  
Wigston



## Property Description

Connells Oadby are excited to offer for sale this one bedroom, ground floor apartment situated in The Limes development on Bull Head Street in Wigston Magna. The property is accessed via a secured communal entrance and benefits from gas central heating, uPVC double glazing, fitted kitchen, bathroom and designated off road parking. Early viewing is essential to avoid disappointment. NO CHAIN, IDEAL FOR FIRST TIME BUYER. Front photo shows whole block.

## Public Notice

PUBLIC NOTICE:

FLAT 1 THE LIMES, BULL HEAD STREET,  
WIGSTON, LEICESTERSHIRE, LE18 1PA

We are acting in the sale of the above property and have received an offer of £95,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

## Entrance Hall

With double glazed door to front, radiator, doors leading off.

## Open Plan Lounge & Kitchen

22' 6" x 9' 4" ( 6.86m x 2.84m )

Fitted with a comprehensive range of wall and base cupboards with roll edge worktops over, sealed unit double glazed windows to front and side, door to entrance hall, single drainer stainless steel sink unit, fitted electric oven and gas hob with cooker hood over, wall mounted combination central heating boiler, built-in store cupboard, space for undercounter washer dryer and dishwasher, laminated floor. Lounge with double glazed windows to rear, two radiators, telephone point, tv point, laminated floor.

## Bedroom

12' 11" x 10' 4" ( 3.94m x 3.15m )

Double bedroom with two uPVC windows to rear, radiator, tv point, telephone point.

## Bathroom

7' x 5' 7" ( 2.13m x 1.70m )

With uPVC double glazed window to side, panelled bath with electric shower over with rail and curtain, wash hand basin, low level WC, extractor fan, shaver point, radiator, tiled floor.

## Outside

There is a car park for residents with an allocated parking bay. The property is approached via an archway off Bull Head Street leading to allocated parking for a single car to rear. There are communal flower beds with walled surround.

## Leasehold Details

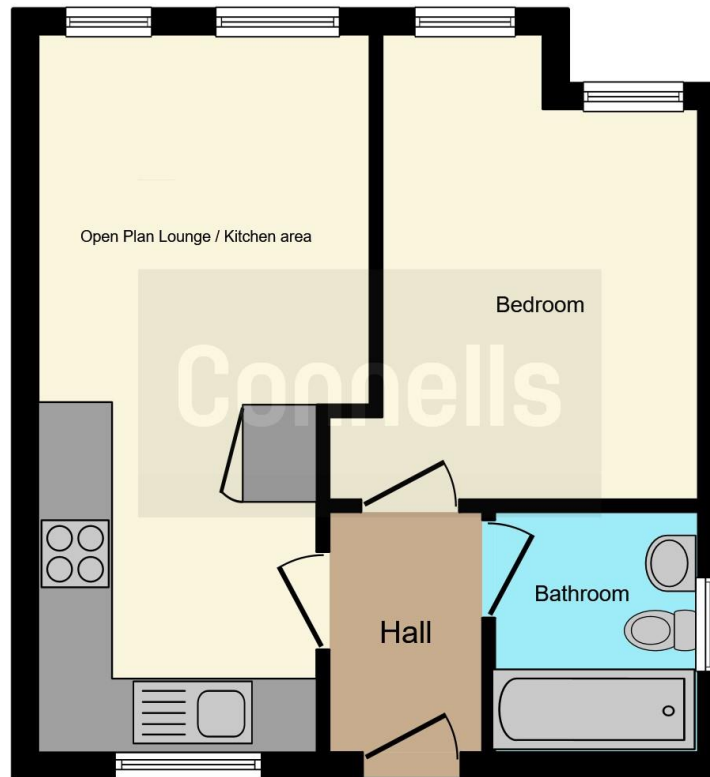
The leasehold is a 99 year lease from 1st April 2007 and has 83 years remaining.

There is no ground rent but the service charge is approximately £80.76 per calendar month.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01858 465 921**

**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

**view this property online [connells.co.uk/Property/OBY310907](http://connells.co.uk/Property/OBY310907)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2007. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

#### **directions to this property:**

From agent's Oadby branch proceed along The Parade towards the village church and turn right at the mini roundabout into Wigston Road (B582). Continue into Oadby Road and on entering Wigston take a left turn at the large roundabout into Bull Head Street (A5199). Just after the pedestrian crossing, drive through the archway and the property is located to the rear.

**EPC Rating: C**

Tenure: Leasehold



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