



**Connells**

Stonehill Court  
Great Glen Leicester





## Property Description

OFFERED WITH NO ONWARD CHAIN is this well presented two bedroom, second floor apartment situated in the popular village of Great Glen, with accommodation comprising lounge, kitchen, bathroom, gas central heating, double glazing, communal gardens to the rear with communal parking to front and separate garage in a block.

## Entrance

Via communal hallway and staircase rising to second floor.

## Entrance Hall

Having door to landing, radiator, storage cupboard with shelves, loft access, all doors through to:

## Lounge/Diner

15' 11" x 14' 7" ( 4.85m x 4.45m )

Having wall lights, radiator, coving to ceiling, attractive feature wall mounted electric fire, double glazed window to rear elevation, door through to:

## Kitchen

9' 11" x 7' 10" ( 3.02m x 2.39m )

Fitted with base and wall mounted units, rolled edge worktops, stainless steel sink, space for washing machine, space for fridge and freezer, integrated oven and gas hob with cooker hood over, wall mounted central heating boiler serving all domestic hot water and central heating requirements, pantry, vinyl flooring, double glazed window to side elevation.

## Bedroom 1

14' 6" x 11' 8" ( 4.42m x 3.56m )

Having radiator, fitted wardrobes, electric fan with light to ceiling, double glazed window to front elevation.

## Bedroom 2

10' 11" x 10' 4" ( 3.33m x 3.15m )

Having radiator, built-in wardrobe, double glazed window to front elevation.

## Bathroom

Having three piece suite comprising bath with shower over and screen, vanity wash hand basin, low level WC, tiling, heated towel rail, vinyl flooring, obscure double glazed window to side elevation.

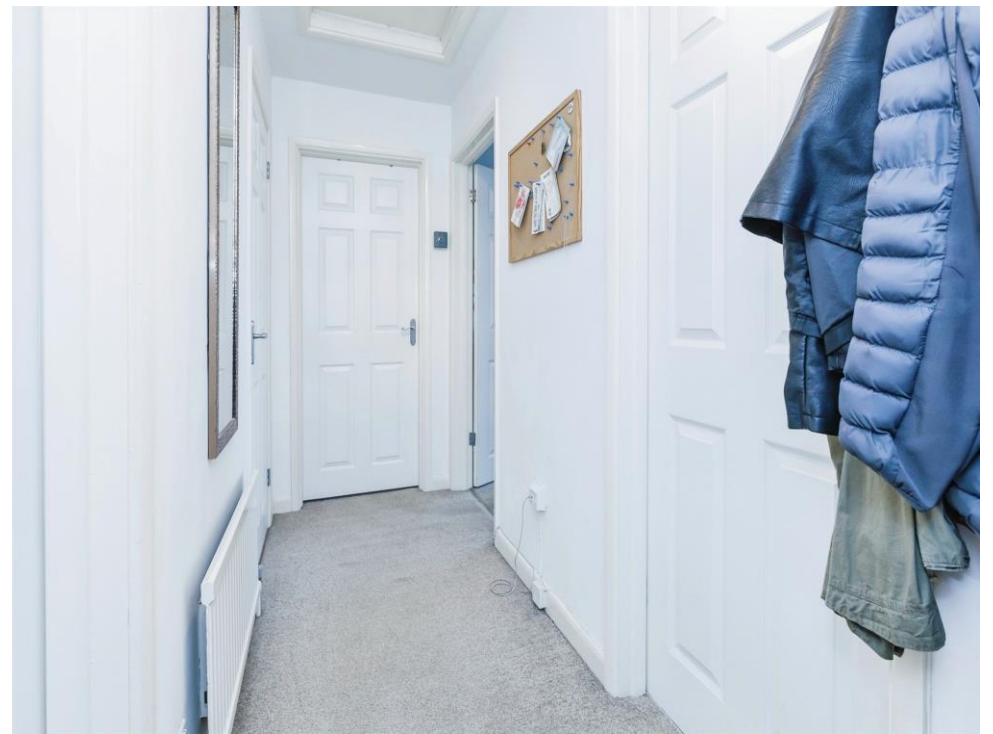
## Outside

There are communal gardens to the rear of the property together with communal parking to the front and garage in a block.

## Tenure Info

99 years from and including 15 April 2014.  
Ground rent £1008 p.a. including buildings insurance.

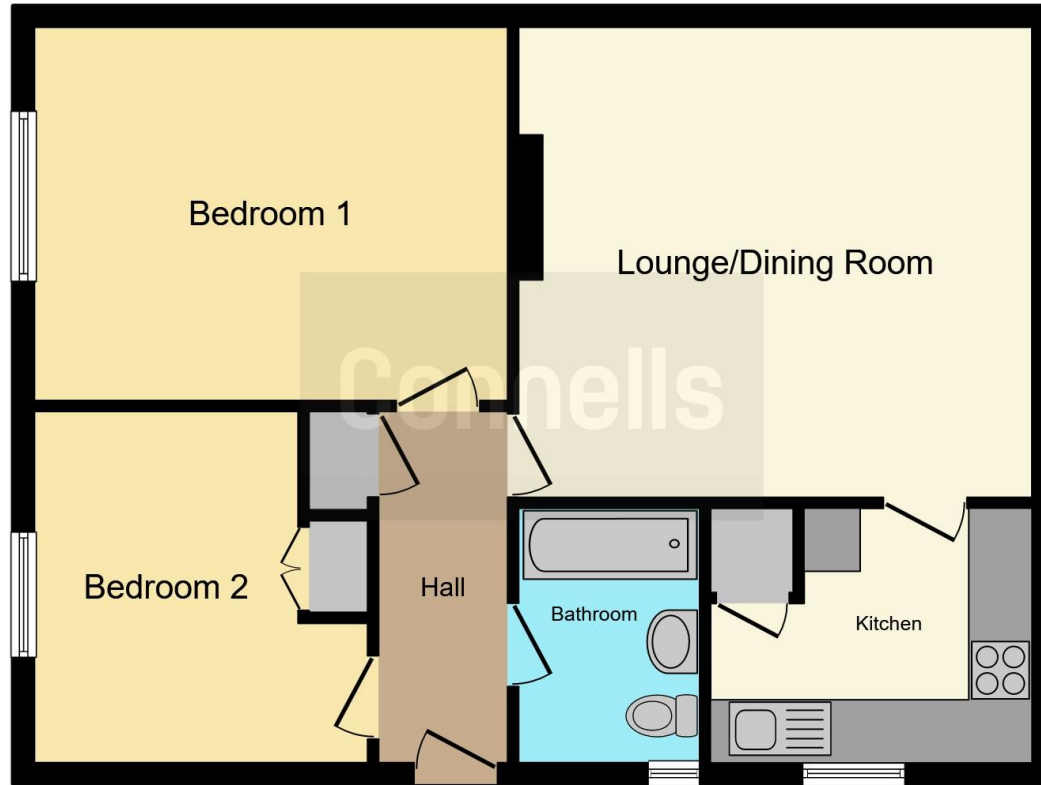












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/OBY310880](http://connells.co.uk/Property/OBY310880)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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

Proceed from the Agent's Oadby office along the A6 in a south easterly direction towards Great Glen. Upon entering the village of Great Glen, take a left turn into Church Road, follow this road down into the village and up into Oaks Road. Take a left turn into Hilltop Avenue and left into Stonehill Drive where the property is located to the left hand side, identified by Agent's For Sale board.

**EPC Rating: D**

Tenure: Leasehold



Property Ref: OBY310880 - 0004