



**Connells**

Tomlinson Court Harborough Road  
Oadby Leicester



### Property Description

This ground-floor one-bedroom apartment, offered with no upward chain, is an excellent choice for first-time buyers or investors. Conveniently located near Oadby Town Centre in Leicester LE2, it provides excellent road links to Great Glen, Wigston, and Leicester City Centre, with easy access to local schools, shops, and amenities.

This ground floor one-bedroom apartment, offered with no upward chain, is an excellent choice for first-time buyers or investors. Conveniently located near Oadby Town Centre in Leicester LE2, it provides excellent road links as well as easy access to local schools, shops, and amenities.

### Entrance Hallway

Upon entering, you are welcomed by a hallway with an electric wall heater, serving as the central hub and providing access to all rooms in the apartment.

### Lounge/Diner

14' 6" x 10' 9" ( 4.42m x 3.28m )

The spacious lounge/diner offers a comfortable living and dining area with two electric wall heaters for optimal climate control and double glazed windows to the front aspect. A door leads to a charming balcony area, adding an outdoor element to the living space.

### Kitchen

9' 5" x 7' 5" ( 2.87m x 2.26m )

The fitted kitchen boasts both functionality and style, featuring wall and base-mounted storage units, vinyl flooring, and part-tiled walls. Equipped with essential appliances, including an electric hob with an oven, sink, and drainer unit, the kitchen also provides plumbing for a washing machine. A double glazed window to the side aspect invites natural light, complemented by an electric wall heater.

## Bedroom

12' 8" x 9' 5" ( 3.86m x 2.87m )

The double bedroom offers a cozy retreat with an electric wall heater and fitted wardrobe storage. Two double glazed windows to the front aspect not only enhance the room's aesthetic but also illuminate the space with natural.

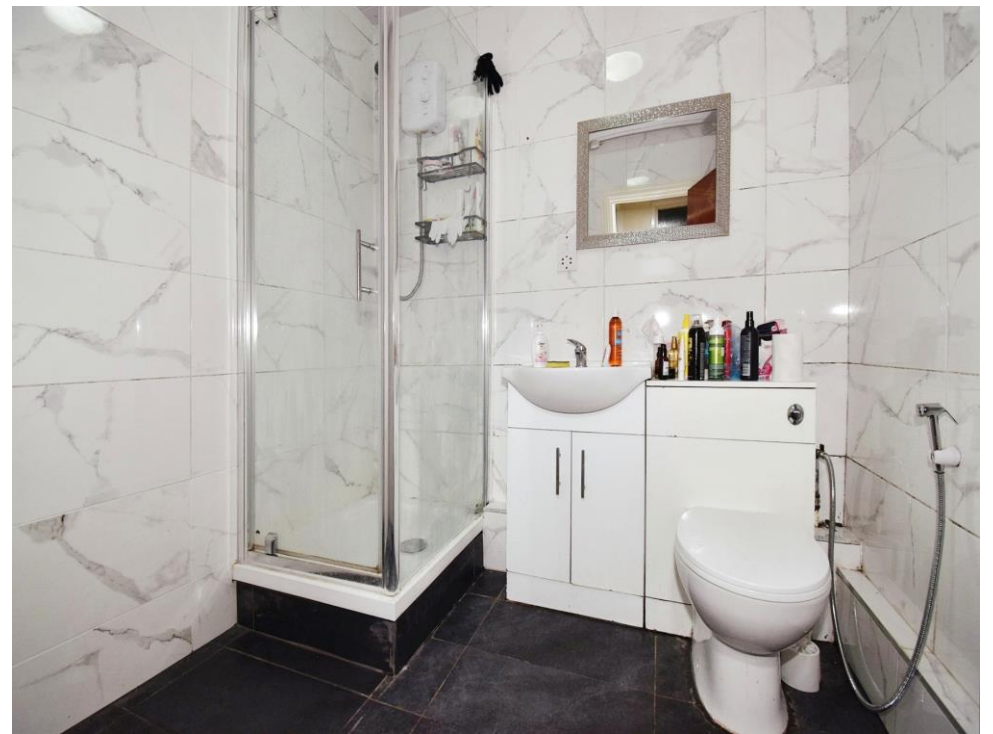
## Shower Room

The shower room presents a well-appointed suite comprising a low-level flush WC, pedestal wash hand basin and a double shower. Tastefully finished with tiled walls, a heated towel rail and an extractor fan, this space combines practicality with comfort.

## Communal Grounds & Parking

Outside, the property is situated within meticulously maintained communal grounds. A secure barrier provides access to the allocated residents' car parking space, ensuring convenience and security for vehicle owners.









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/OBY311076](https://www.connells.co.uk/Property/OBY311076)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Mar 1986. 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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**directions to this property:**

Proceed from the Agent's Oadby branch proceed along The Parade towards Leicester and on reaching the junction with the A6 take a right hand turn into Harborough Road where the block of Flats can be identified on the left hand side.

**EPC Rating: D**

Tenure: Leasehold



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