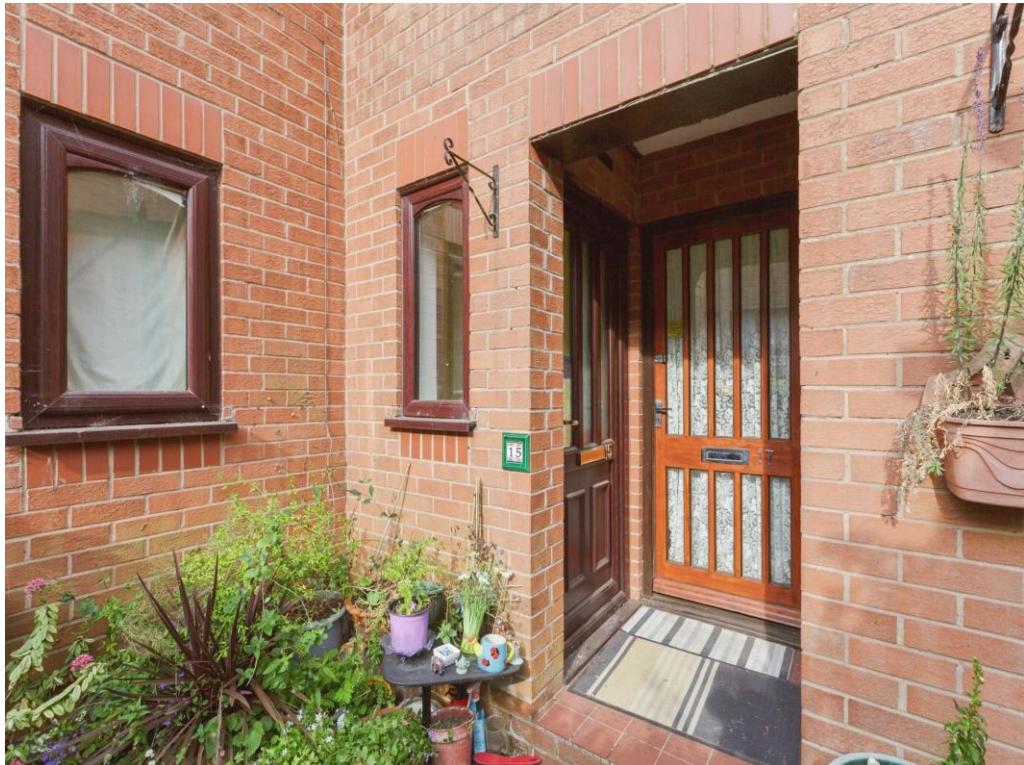




**Connells**

Albion Court Albion Street  
Oadby Leicester



## Property Description

Offered to the market with no onward chain, this well-presented two-bedroom first floor apartment is ideally situated within Albion Court, an exclusive and peaceful development for the over 60s, located in the heart of Oadby.

This charming apartment offers generous living accommodation, allocated parking, and beautifully maintained communal gardens, all within easy walking distance of local supermarkets, The Parade, and excellent transport links.

Accessed via a private front door and staircase, the property opens into a welcoming landing that leads to all principal rooms. The bright and spacious lounge enjoys a dual aspect with a characterful box window and a feature fireplace, creating a warm and homely atmosphere. A separate, well-appointed kitchen offers a range of fitted units, integrated oven, hob, and space for additional appliances.

There are two well-proportioned bedrooms, both with fitted storage, with the principal bedroom overlooking the attractive communal grounds and the second bedroom offering views towards St Peter's Church. The accommodation is completed by a modern bathroom and useful loft access for additional storage.

Externally, the property benefits from an allocated parking space, a private lockable storage cupboard, and access to attractive

communal gardens, ideal for enjoying the outdoors without the upkeep.

This property presents a rare opportunity to join a sought-after, quiet retirement community in a prime Oadby location.

## Entrance Hall

A private front door leading to stairs to the apartment with ceiling light point.

## Landing

Accessed via glazed timber door with feature iron works, ceiling light point, hatch to the attic and timber doors to rooms.

## Living Room

10' 3" x 14' 9" ( 3.12m x 4.50m )

With ceiling light point, dual aspect double glazed windows to both side and front elevations with one box window, feature fireplace, radiator and door to;

## Kitchen

9' x 7' 8" ( 2.74m x 2.34m )

Ceiling light point, double glazed window to the rear, fitted wall and base units with integrated cooker and space for a fridge freezer and dishwasher, roll edge worktops with four ring hob and stainless steel sink and drainer, radiator and laminate flooring.

## Bedroom One

9' 5" x 11' 3" ( 2.87m x 3.43m )

Ceiling light point, double glazed window to the front with views over the communal spaces, fitted wardrobes and a radiator.

### Bedroom Two

7' 1" x 11' ( 2.16m x 3.35m )

Ceiling light point, double glazed window to the rear with views of the St Peter's Church, fitted storage and a radiator.

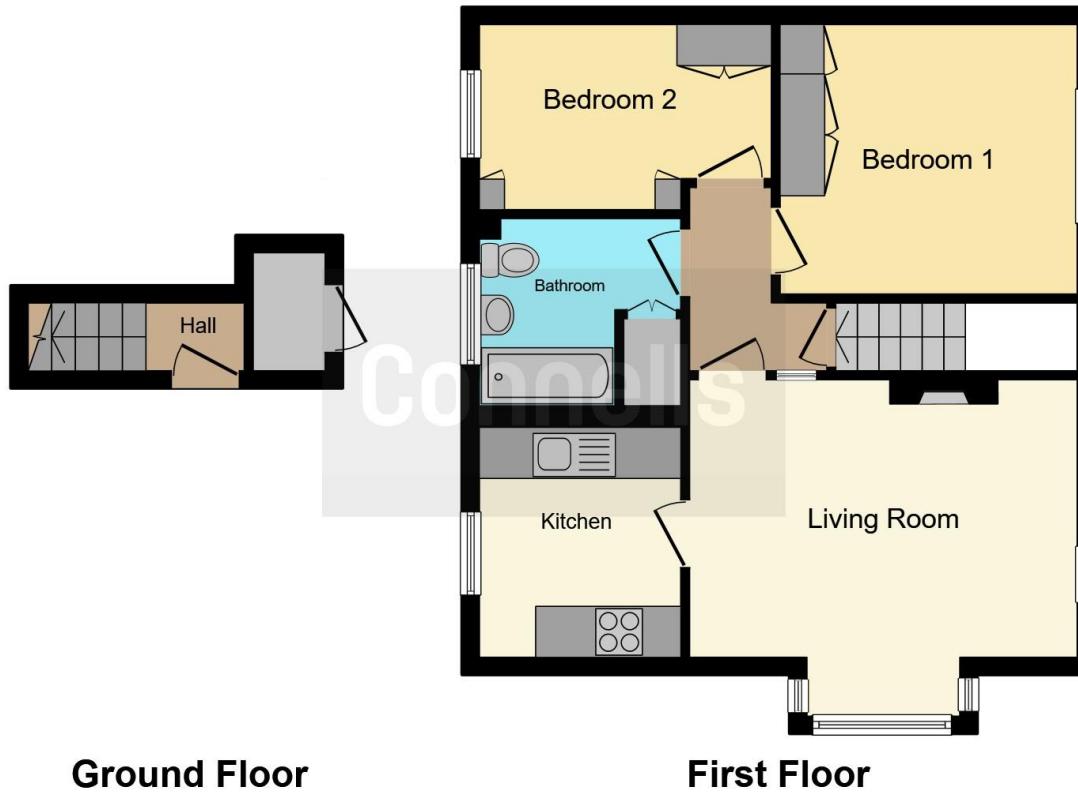
### Outside

Outside there is a lockable storage cupboard, allocated parking and attractive communal spaces.









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](http://www.focalagent.com)

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78B The Parade Oadby  
 LEICESTER LE2 5BF

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
1008.60

Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/OBY311902\]\(http://www.connells.co.uk/Property/OBY311902\)](http://www.connells.co.uk/Property/OBY311902)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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