

for sale

offers in excess of **£140,000**



## Winterburn Gardens Whetstone Leicester LE8 6ZH

A two bedroom first floor over 55's retirement apartment which is assisted warden controlled. The property comprises: lounge/diner, kitchen, inner hall, two double bedrooms and bathroom. There is electric heating and viewing is recommended.





# Winterburn Gardens Whetstone Leicester LE8 6ZH

## Entrance

With a door to the front and stairs leading up to the flat.

## Lounge

22' 9" x 12' 1" ( 6.93m x 3.68m )

With two double glazed windows to the rear of the property, storage cupboard, coving to the ceiling, electric radiator and electric fireplace.

## Kitchen

11' 9" x 7' 4" ( 3.58m x 2.24m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, electric hob, cooker hood, plumbing for a washing machine, space for a fridge integrated fridge, electric radiator and double glazed window to the front of the property.



### Inner Hall

Accessed from the lounge and has doors through to the bedrooms and bathroom.

### Bedroom One

13' 3" x 12' 4" ( 4.04m x 3.76m )

With a double glazed window to the rear of the property, built in wardrobes with mirrored doors, coving to the ceiling and electric radiator.

### Bedroom Two

11' 9" x 9' 3" ( 3.58m x 2.82m )

With a double glazed window to the front of the property, coving to the ceiling and electric radiator.

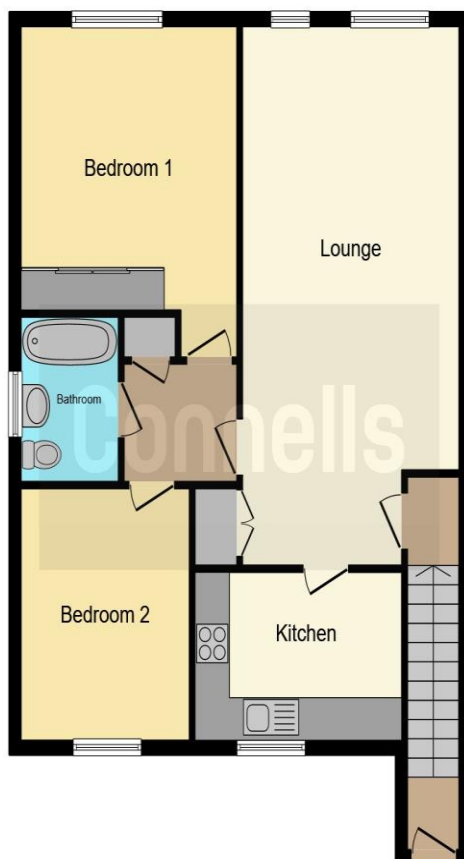
### Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, electric radiator and double glazed window to the side of the property.

### Agents Note

The term of the lease is 99 years from 29/09/1990, which means there are currently 64 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.





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.

### directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead. Turn left onto Victoria Road which then becomes High Street. Turn left onto The Nook and right onto Winterburn Gardens where the property is located.

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

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Property Ref: BLA308281 - 0006

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/BLA308281](http://connells.co.uk/Property/BLA308281)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1990. Should you require 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.

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