

for sale

£180,000



## Apt 1, The Forge, Green Lane, Countesthorpe, Leicester, LE8 5QQ

This well presented ground floor apartment benefits from a parking space, two double bedrooms and an open plan lounge/kitchen. Viewing is highly recommended to appreciate the space on offer.



# The Forge Green Lane Countesthorpe Leicester LE8 5QQ

## Open Plan Lounge/ Kitchen

30' 11" max x 14' 1" max ( 9.42m max x 4.29m max )

## Further Reception Room/Hall

15' x 12' 11" ( 4.57m x 3.94m )

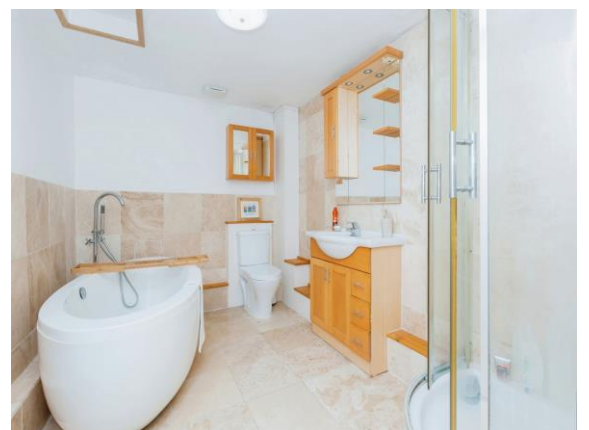
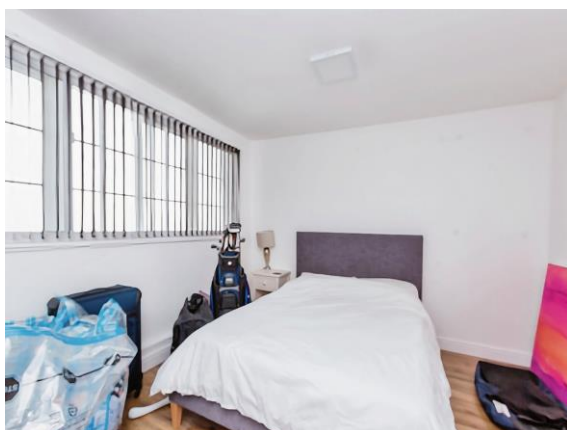
With skylight window.

## Lounge Area

With two double glazed windows to the side of the property and two central heating radiators.

## Kitchen Area

Fitted with base units, work surfaces housing the sink, splashback tiling, integrated oven and integrated hob with cooker hood over,



### **Bedroom One**

14' 9" x 14' 6" ( 4.50m x 4.42m )

With a double glazed window to the side of the property and central heating radiator.

### **Bedroom Two**

13' 9" x 10' 10" max ( 4.19m x 3.30m max )

With a double glazed window to the side of the property and central heating radiator.

### **Bathroom**

There is a bath with mixer taps, shower cubicle, wash hand basin in a vanity unit, wc, tiled walls, tiled flooring and heated chrome towel radiator.

### **Outside**

There is one parking space with the property.





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

### directions to this property:

Proceed out of Blaby along Lutterworth Road to the village of Countesthorpe and turn right onto Cosby Road which becomes Station Road. Continue along and take a left hand turn onto Green Lane 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: BLA308949 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/BLA308949](http://connells.co.uk/Property/BLA308949)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Dec 2016. 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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