

for sale

offers in excess of **£110,000**



Brackley Court, Welford Road, Blaby, Leicester, LE8 4HY

This well presented apartment would make an ideal first time buy or investment purchase. Situated close to local amenities, viewing is highly recommended to appreciate the accommodation on offer,



Brackley Court Welford Road Blaby Leicester LE8 4HY

Entrance Hall

With a door into the property, electric radiator and airing cupboard.

Lounge

16' 7" x 10' 4" (5.05m x 3.15m)

With double glazed floor to ceiling windows, electric radiator and telephone point.

Kitchen

8' 2" x 7' 9" (2.49m x 2.36m)

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven and electric hob with cooker hood over, plumbing for a dish washer and washing machine, space for a fridge freezer and spot lights to the ceiling.



Bedroom

12' 7" x 9' 7" (3.84m x 2.92m)

With a double glazed window to the front and electric radiator.

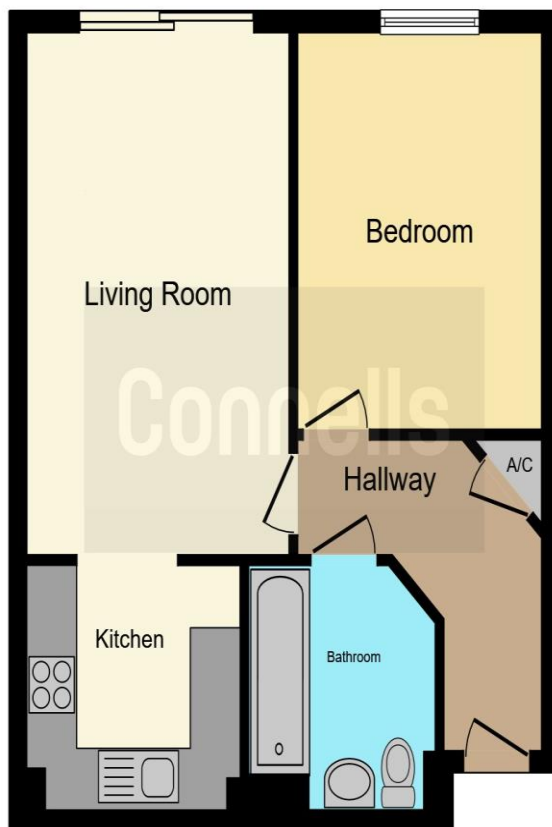
Bathroom

There is a 'P' shaped bath with mixer taps and shower over, wc, wash hand basin, shaver point and partly tiled walls.

Outside

There is an allocated parking space.





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 from our Blaby office along Lutterworth Road and the Apartment is located above the Aldi supermarket.

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

Property Ref: BLA309109 - 0005

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/BLA309109

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. 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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