

for sale

£170,000



Loughland Close Blaby Leicester LE8 4PB

This two bedroom apartment is situated in the sought after location of Blaby and is immaculately presented throughout and would make an ideal first time or investment purchase. The property is located on the top floor with views over Blaby and benefits from two bathrooms, Viewing is recommended.



Loughland Close Blaby Leicester LE8 4PB

Entrance Hall

With a door leading into the apartment, electric heater, storage cupboard and window to the side elevation.

Open Plan Lounge/ Kitchen

22' 3" x 10' 9" (6.78m x 3.28m)

Lounge Area

Has a double glazed window to the rear of the property with Juliet balcony, electric heater and double glazed patio doors to the side elevation.

Kitchen Area

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, breakfast bar, electric oven, electric hob with cooker hood over, plumbing for a washing machine and double glazed window to the side of the property.



Bedroom One

13' 11" x 10' 8" (4.24m x 3.25m)

With a double glazed window to the front of the property and electric heater.

En-Suite

The en-suite has a shower cubicle, wash hand basin, wc and partly tiled walls.

Bedroom Two

11' 8" x 6' 3" (3.56m x 1.91m)

With a double glazed window to the front of the property and an electric heater.

Bathroom

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

Outside

There is allocated parking and communal grounds.





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 Enderby Road. At the roundabout take the third exit onto Winchester Road and then left onto Foulds Lane. Turn left onto Loughland Road where the property is situated.

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: BLA309125 - 0006

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/BLA309125

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jul 2024. 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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