

for sale

£220,000



Awe Drive Lubbethorpe Leicester LE19 4DR

This two bedroom apartment is being presented to the market in the sought after location of Lubbethorpe. Well presented throughout and benefiting from a garage, this property makes for an ideal first time purchase, Call to view now!



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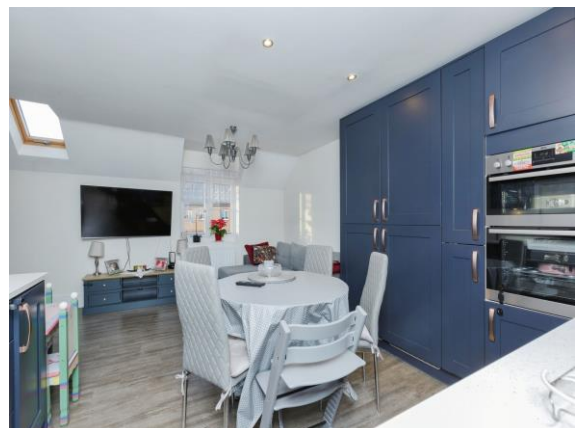
Entrance Hall

With a double glazed window to the front of the property, central heating radiator and stairs to the property.

Kitchen/ Lounge

17' 6" x 16' 10" (5.33m x 5.13m)

The kitchen area has wall and base units, granite work surfaces housing the sink drainer, electric oven, gas hob, cooker hood, tv point, washing machine and dish washer. There are central heating radiator, tv point, double glazed windows to the front and rear of the property and Skylight windows to the rear of the property.



First Floor Landing

With a central heating radiator and Skylight window.

Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m)

With a double glazed window to the front of the property, central heating radiator and built in cupboard.

Bedroom Two

11' 9" x 7' 8" (3.58m x 2.34m)

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

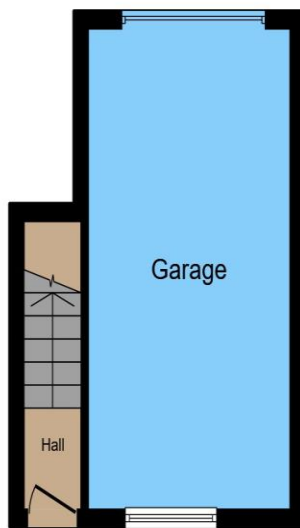
Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, central heating radiator and Skylight window to the rear of the property.

Outside

There is off road parking and a garage which has an up and over door, power and lighting.





Ground Floor



First Floor

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

To view this property please contact Connells on

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Property Ref: BLA309426 - 0006

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/BLA309426

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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