

for sale

offers over **£170,000**



## Orchard Mews Sycamore Street Blaby Leicester LE8 4HW

This immaculate top floor, two bedroom apartment would make an ideal home. The property benefits from an en-suite to the master bedroom and is spacious throughout. Close to local amenities and ready to move into - viewing is highly recommended.





# Orchard Mews Sycamore Street Blaby Leicester LE8 4HW

## Hallway

There is a door leading into the property, storage cupboard and doors through to all the accommodation.

## Open Plan Lounge/Kitchen:

16' 1" x 14' 5" ( 4.90m x 4.39m )

## Lounge Area

With a double glazed door with Juliet balcony and coving to the ceiling.

## Kitchen/Dining Area

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated oven and hob with cooker hood over, integrated dish washer and double glazed window to the rear of the property.



### Bedroom One

12' 5" x 11' 4" ( 3.78m x 3.45m )

With a double glazed window and door leading to the balcony area to the front of the property, built in wardrobes, coving to the ceiling, electric radiator and door to the en-suite.

### En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls and electric radiator.

### Bedroom Two

11' 2" x 8' 11" ( 3.40m x 2.72m )

With two double glazed windows to the rear of the property, built in wardrobes, coving to the ceiling and electric radiator.

### Bathroom

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

### Outside

There is allocated parking.

### Agents Note:

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2010. Should you require further information please contact the branch.





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](http://www.focalagent.com)

### directions to this property:

Orchard Mews is located opposite our Blaby office.

To view this property please contact Connells on

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

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

Property Ref: BLA309484 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 150.00

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/BLA309484](http://connells.co.uk/Property/BLA309484)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2010. 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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