

for sale

£170,000



Flat 9 Navigation Drive Glen Parva Leicester LE2 9TB

This two bedroom top floor flat is situated in the sought after location of Glen Parva. The property is immaculately presented throughout and would make an ideal home ready to move into. Viewing is highly recommended to appreciate the accommodation on offer.



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Entrance Hall

With a door leading into the property, three storage cupboards and radiator.

Lounge/Diner

15' 9" x 13' 1" (4.80m x 3.99m)

With two double glazed windows and French doors to the front of the property with Juliet balcony and two radiators.

Kitchen

10' 8" x 6' 2" (3.25m x 1.88m)

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



Bedroom One

12' 1" x 8' 9" (3.68m x 2.67m)

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

Bedroom Two

11' 8" x 6' 10" (3.56m x 2.08m)

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

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc and partly tiled walls.

Outside

There is allocated parking.





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 Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn left onto New Bridge Road. At the mini roundabout turn right onto Navigation Drive, following the road round to the right where the property is located.

To view this property please contact Connells on

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8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

Property Ref: BLA309314 - 0002

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/BLA309314

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2003. 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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