

for sale

£170,000



## Loughland Close Blaby Leicester LE8 4PB

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





# Loughland Close Blaby Leicester LE8 4PB

## Entrance Hall

There is a door leading into the property, two storage cupboards and an electric radiator.

## Open Plan Lounge/Kitchen:

### Lounge Area

The lounge area has two sets of double doors with Juliet balconies, a double glazed window and an electric radiator.

### Kitchen Area

There are wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and electric hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer and a double glazed window.



## Bedroom One

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

## Bedroom Two

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

## Shower Room

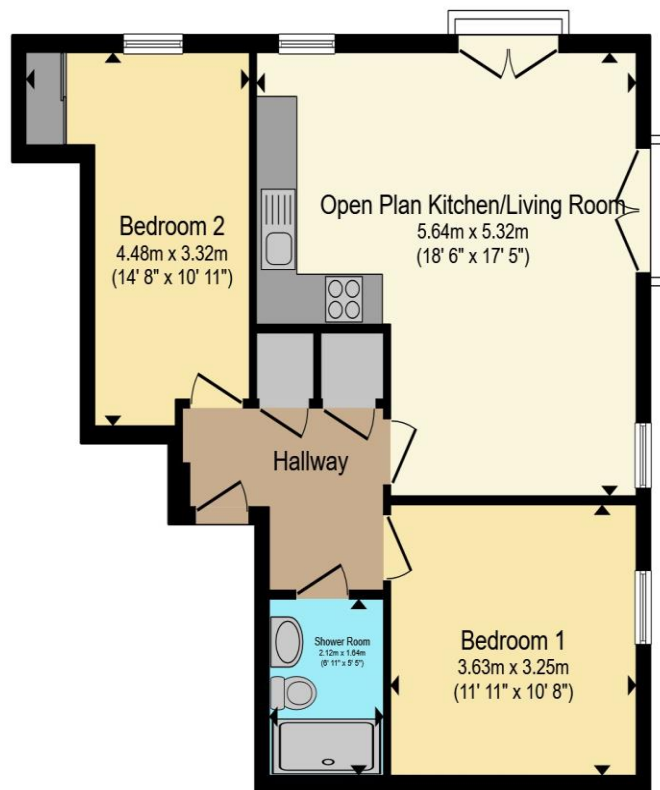
There is a shower cubicle, wash hand basin, wc, fully tiled walls and a radiator.

## Outside

There is 1 allocated parking space.







Total floor area 61.2 m<sup>2</sup> (659 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

### directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout take the third exit onto Winchester Avenue. Turn left onto Foulds Lane and left again onto Loughland Close where the property is located.

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: BLA309871 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1388.88

Ground Rent: 148.00

**view this property online [connells.co.uk/Property/BLA309871](http://connells.co.uk/Property/BLA309871)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)