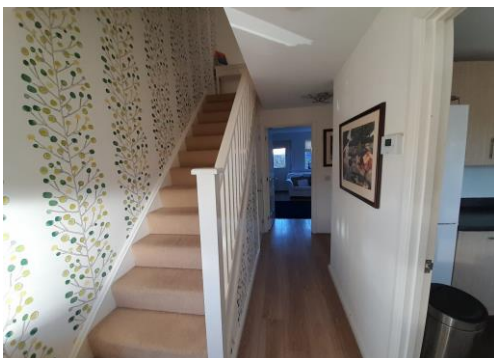


FOR SALE
Skippers Close
Blaby
Leicester LE8 4JD



30% SHARED OWNERSHIP: £61,500

- A Modern & Well Presented End Townhouse
- Entrance Hall, Cloakroom WC, Lounge & Kitchen
- Car Standing For 2 Vehicles
- Located In The Highly Sought After Area of Blaby
- 2 Bedrooms & Family Bathroom
- Front & Rear Gardens



Location

This property is located in a quiet cul de sac, in the sought after area of Blaby. The property benefits from being near to all amenities including local schooling, health centres, shops and much more. The area is serviced by frequent bus links to and from Leicester City Centre and has direct links to major towns and cities via M1 corridor.

Description

A well presented and modern end townhouse briefly comprising; entrance hall, cloakroom WC, lounge, kitchen, 2 bedrooms and bathroom. Externally, car standing for 2 vehicles to the side and well stocked front and rear gardens.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, stairs to first floor, pendant light fitting.

Cloakroom WC

Low level WC, pedestal wash hand basin with hot and cold mixer tap, pendant light fitting.

Kitchen

Double glazed window to front, wall mounted units, base units, and drawers, four burner gas hob with extractor fan over, electric oven, stainless steel sink with hot and cold mixer tap, power points, pendant light fitting.

Lounge

Double glazed door to rear, double glazed window to rear, radiator, power point, pendant light fitting.

First Floor Landing

Access to loft.

Bedroom 1

Two double glazed windows to rear, fitted wardrobes, radiator, power point, pendant light fitting.

Bedroom 2

Double glazed window to front, radiator, power point, pendant light fitting.

Bathroom

Panelled bath with hot and cold mixer tap and shower over, shower screen, low level WC, pedestal wash hand basin with hot and cold mixer tap, wall mounted mirror, radiator, pendant light fitting.

Outside

Car standing for 2 vehicles to the side, well stocked front and rear gardens.

Tenure

Leasehold. We have been advised that there is a 125-year lease from March 2015 with 118 years remaining. There is a monthly rental of £354.66 pcm and a service charge of £7.48 pcm.

EPC

Band B.

Council Tax

The property falls within Band B.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct, but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

