









welcome to

Beagle Close, Leicester

A beautifully presented two-bedroom apartment located close to the Abbey Park area offering spacious living accommodation with a hallway, lounge/kitchen/diner, two double bedrooms and a bathroom. We believe the property would be an ideal purchase for a working professional, student or young family.













Communal Entrance

With Stairs and intercom system

Entrance Hall

With storage cupboard and radiator

Lounge/Kitchen/Diner

23' 4" x 12' (7.11m x 3.66m)

Two double glazed windows, two radiators, double glazed french door leading to the balcony. The kitchen area comprises of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, extractor fan, washing machine and fridge freezer.

Bedroom One

10' 3" \times 10' 2" ($3.12m \times 3.10m$) Double glazed french door leading to the balcony and radiator

Bedroom Two

10' x 7' 1" (3.05m x 2.16m) Double glazed window and radiator

Bathroom

Double glazed window, bath with shower over, WC, hand wash basin and radiator

Parking

The property benefits from allocated parking.





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Beagle Close, Leicester

- BEAUTIFULLY PRESENTED APARTMENT
- TWO SPACIOUS BEDROOMS
- IDEAL CLOSE TO RING ROAD
- CLOSE-BY TO LOCAL AMENITIES
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1900.00

Ground Rent: 263.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

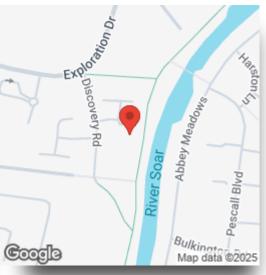
offers over

£160,000









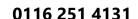
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119589



Property Ref: LHS119589 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.