



**St. James Court Front Street, Birstall Leicester LE4 4DY**

***welcome to***

## **St. James Court Front Street, Birstall Leicester**

1 bedroom ground floor flat in Birstall, Leicester. Double glazing, electric heating, communal garden, and allocated parking. Needs modernisation.

### **Lounge**

14' 6" x 10' 1" ( 4.42m x 3.07m )

Central heating and double glazed window towards the back.

### **Kitchen**

10' x 7' 11" ( 3.05m x 2.41m )

Double glazed window towards the back and a fitted kitchen.

### **Bedroom 1**

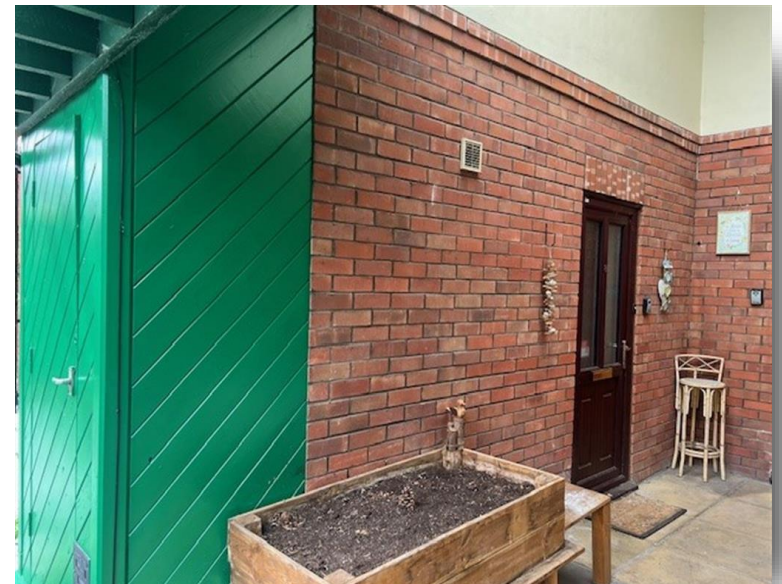
11' 7" x 11' 7" ( 3.53m x 3.53m )

Central heating, double glazed window towards the front of the property. Bedroom 1 also has fitted wardrobes.

### **Bathroom**

Double glazed window and central heating. W/c, sink and a shower wet room.





**welcome to**

**St. James Court Front Street, Birstall  
Leicester**

- 1 bedroom ground floor flat
- Double glazing throughout
- Electric heating system
- Communal garden and allocated parking space
- Located in the popular Birstall area of Leicester

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



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Property Ref:  
LHS119791 - 0005

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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.



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