



Rearsby House Stillington Crescent, Hamilton Leicester LE5 1BR

welcome to

Rearsby House Stillington Crescent, Hamilton Leicester

A modern two bedroom apartment in Hamilton, Leicester, with allocated parking and Juliet balcony. The property comprises of entrance hall, lounge/kitchen, two bedrooms and a bathroom. Call now to arrange a viewing.



Entrance Hall

With radiator.

Lounge / Kitchen

17' 3" x 18' 3" (5.26m x 5.56m)

Window to the front with Juliet balcony and two radiators. The kitchen area is fitted with wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

Bedroom One

9' 8" x 12' (2.95m x 3.66m)

Window to the rear and radiator.

Bedroom Two

9' 8" x 10' 7" (2.95m x 3.23m)

Window to the rear and radiator.

Bathroom

Window to the side, bath with shower over, WC, hand wash basin and radiator.

Parking

The apartment benefits from one allocated parking space.

Agents Note

A greenbelt charge for Hamilton applies and the Vendor has advised that the payment made is £150 per year. Any prospective buyer is advised to clarify this information with their legal representative.



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Rearsby House Stillington Crescent, Hamilton Leicester

- For Sale With Tenant In Situ
- Allocated Parking
- Two Bedrooms
- Juliet Balcony
- Fitted Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2229.76

Ground Rent: 216.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£110,000**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119929 - 0002

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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