



**Hermitage Court Honeywell Close, Oadby Leicester LE2 5QQ**

**welcome to**

## **Hermitage Court Honeywell Close, Oadby Leicester**

William H Brown are proud to present this contemporary Two Bedroom ground floor apartment located in Hermitage Court, Oadby. This apartment comprises a spacious living area, kitchen with integrated appliances, two double bedrooms, with master en-suite and a modern family bathroom. NO CHAIN.

### **Lounge / Kitchen / Diner**

18' 10" x 16' 1" ( 5.74m x 4.90m )

Double glazed window to the front, laminated flooring and two radiators. Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated electric oven, gas hob, cooker hood and fridge freezer.

### **Bedroom One**

19' 11" x 9' 1" ( 6.07m x 2.77m )

Double glazed window, laminate flooring and radiator

### **Ensuite**

Shower cubicle

### **Bedroom Two**

9' 9" x 12' ( 2.97m x 3.66m )

Double glazed window, laminate flooring and radiator

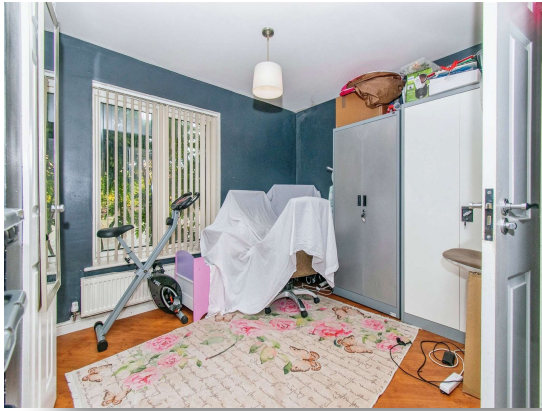
### **Bathroom**

Bath with shower over, WC, hand wash basin and extractor fan.

### **Parking**

Gated car park with communal allocated parking





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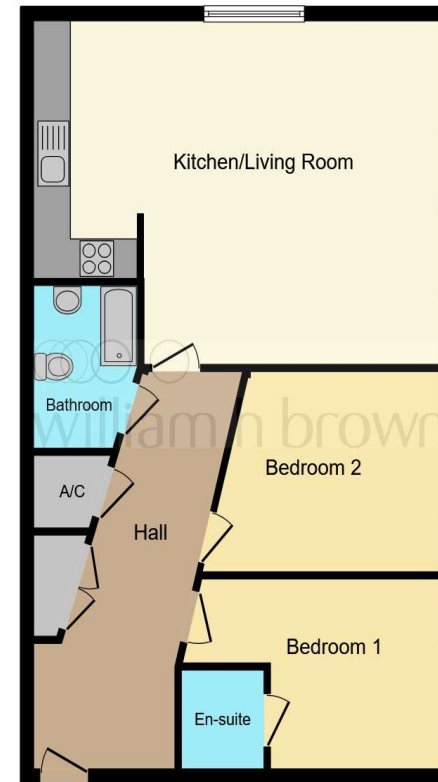
## Hermitage Court Honeywell Close, Oadby Leicester

- NO CHAIN
- Two Bedrooms
- En-Suite
- Open Plan
- Great Location

Tenure: Leasehold EPC Rating: C

offers over

**£160,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
OAD107557 - 0006

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.

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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