









## welcome to

# **Uplands Road, Oadby Leicester**

Over 55's ground floor apartment available with no upward chain, well-presented throughout with kitchen, lounge/diner and shower room. Residents parking and communal gardens. The property is fully double glazed and has gas central heating throughout.













#### **Communal Entrance**

#### Hall

Ceiling light and power point.

#### Lounge

9' 1" x 18' (2.77m x 5.49m) Double glazed window, radiator, ceiling lights, power

# points and TV point.

## Kitchen

Double glazed window, ceiling light, power points, base and eye level cupboards, roll edge worktops, sink with drainer, cooker and washing machine space.

#### **Bedroom**

9' 1"  $\times$  12' 1" ( 2.77m  $\times$  3.68m ) Double glazed window, radiator, ceiling light and power points.

#### **Bathroom**

5' 11" x 6' 1" ( 1.80m x 1.85m ) Frosted double glazed window, heated towel rail, shower cubicle, pedestal wash hand basin, low level WC, part tiled walls and ceiling light.

### **Residents Parking**

**Communal Garden** 





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## **Uplands Road, Oadby Leicester**

- Communal Entrance & Entrance Hallway
- Lounge & Kitchen
- Bedroom & Bathroom
- Residents Parking & Gardens
- No Upper Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2184.00

Ground Rent: Ask Agent

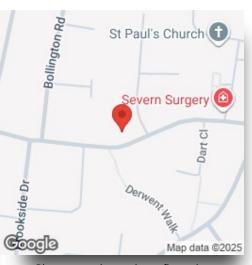
This is a Leasehold property with details as follows; Term of Lease 99 years from 17 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/OAD108497



Property Ref: OAD108497 - 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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