



Kenilworth Court Flats Kenilworth Road, Wigston LE18 4XT

welcome to

Kenilworth Court Flats Kenilworth Road, Wigston

Immaculate two bedroom ground floor apartment that has been recently refurbished to a great standard. We highly recommend an internal viewing of this great property before we secure an offer on it.



Communal Entrance

Entrance Hall

Storage cupboard with plumbing for washing machine and dryer, ceiling light, radiator, power points.

Lounge

11' 10" x 13' 1" (3.61m x 3.99m)

Double glazed window, radiator, ceiling light, power points, tv point.

Dining Room

8' 2" x 8' 11" (2.49m x 2.72m)

Double glazed window, radiator, ceiling light, power points.

Kitchen

5' 6" x 11' 10" (1.68m x 3.61m)

A refurbished newly fitted kitchen with four ring electric hob, oven and extractor with roll edge worktops and has a space for fridge freezer. Double glazed window, radiator, ceiling light and power points.

Bedroom

9' 7" x 10' 2" (2.92m x 3.10m)

Double glazed window, radiator, ceiling light, power points.

Bedroom

10' 2" x 11' 9" (3.10m x 3.58m)

Double glazed window, radiator, ceiling light, power points.

Shower Room

Shower cubicle, pedestal wash hand basin, low level WC, ceiling light, heated towel rail, frosted double glazed window.

Residents Allocated Parking

Communal Gardens

Agents Note

Length of lease remaining: 946 years.

Ground rent: £30 per annum.

Service Charge: £1543 per annum. The service charge includes the buildings insurance.

Gas & Electric Certificates available.



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Kenilworth Court Flats Kenilworth Road, Wigston

- Reception Room & Dining Room
- Two Bedrooms & Shower Room
- Refurbished Kitchen
- Double Glazed & GCH
- Gas & Electric Certificates

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1543.00

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 998 years from 29 Jan 1973.
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:
OAD108560 - 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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