



**2 Hermitage Court Honeywell Close**  
Oadby, LE2 5QQ  
**Asking Price £150,000**





Set within the private gated residence of Hermitage Court, we are delighted to offer to the market this well presented ground floor, two double bedroom apartment situated on of Honeywell Close, Oadby. The property is currently let on a shorthold assured tenancy, achieving £975 per calendar month, making this the ideal investment opportunity.

Upon entering, you will be greeted by a larger than average entrance hallway, with storage, two double bedrooms, one with an en-suite, an inviting open plan living space that seamlessly combines the lounge and kitchen diner areas, and a fully fitted three piece bedroom suite. The property also boasts Off Road Parking, Double Glazing & Gas Central Heating.

Additional features enhance the property's appeal, including secure entry via a fob-intercom system for peace of mind, lift access to all floors for convenience, and allocated off-road parking with additional resident spaces available.

One of the standout features of this property is its prime location. It is within walking distance to Oadby Town Centre, where you will find a variety of shops, cafes, and amenities to cater to your everyday needs. This combination of modern living, security, and accessibility makes this house a truly appealing option for anyone looking to settle in this vibrant community.

- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite to Bedroom One
- Investment Opportunity returnign £975pcm.
- Open Plan Lounge & Kitchen Space
- Close to Oadby Parade & Local Schooling
- Allocated Parking in Gated Community
- Gas Central Heating & UPVC Double Glazing.
- Internet - see Ofcom Checker
- Council Tax Band B, EPC Rating C





**Location**

The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along. The Parade in nearby Oadby Town Centre, along with supermarkets and local leisure/recreational centre with pool, Leicester Racecourse, University of Leicester Botanic Gardens and Glen Gorse Golf Club.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

**Entrance Hallway**

26'63 x 4'89 (7.92m x 1.22m)

**Open Plan Lounge & Kitchen**

18'85 x 16'40 (5.49m x 4.88m)

**Bedroom One**

13'66 x 12'10 (3.96m x 3.91m)

**En-Suite**

5'86 x 4'26 (1.52m x 1.22m)

**Bedroom Two**

12'28 x 9'81 (3.66m x 2.74m)

**Bathroom**

8'16 x 5'49 (2.44m x 1.52m)

**Financial Services**

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

**Lease Information**

We understand there is an option to extend the lease, subject to the relevant costs involved. There have been other properties in the block that have had the lease extended by 100 years.



Floor Plan



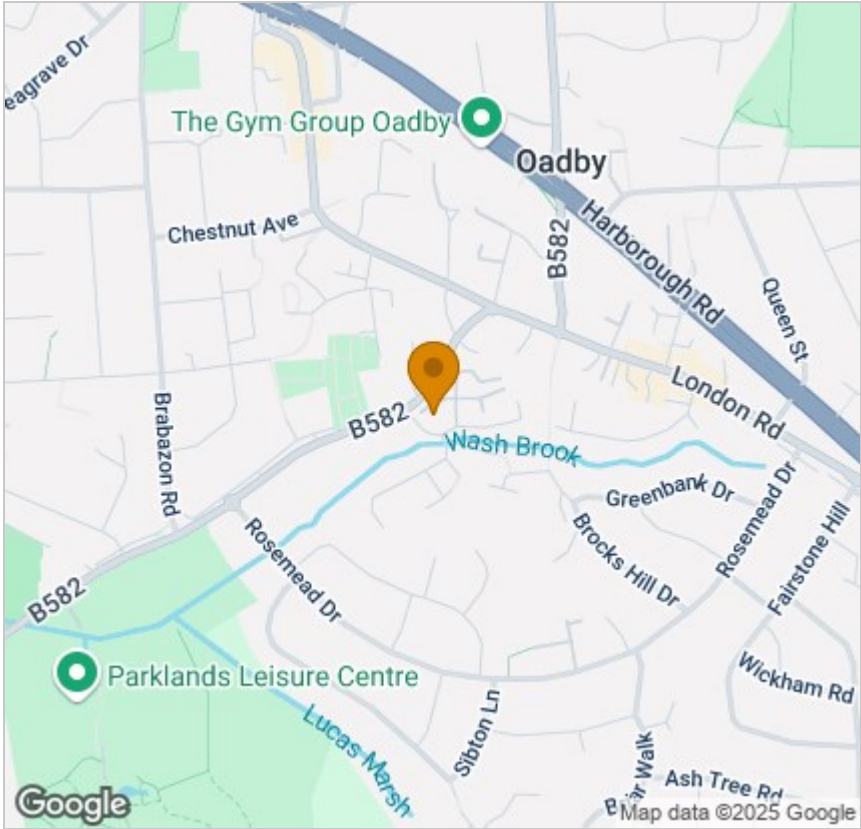
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

