



1 Hermitage Court Honeywell Close
, Oadby, LE2 5QQ
£150,000



No Upward Chain. A very well presented two bedroom ground floor flat, currently tenanted achieving £950 per calendar month, making this a great investment opportunity. Located on Honeywell Close, the property is ideal for local schooling and close to local amenities.

The property comprises of; Entrance Hallway with Storage cupboards, two double bedrooms, one with an en-suite, an open plan kitchen & living room space and a fully fitted three piece bathroom suite.

The property benefits from UPVC double glazing, gas central heating, allocated parking via gated access for 1 vehicle and an EPC Rating of C.

There is 82 years remaining on the lease, however, it is understood that the lease can be extended by 100 years, subject to the necessary fees payable. Ground Rent is £250 per annum whilst the Service Charge is £2526 per annum.

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.

- Ground Floor Flat
- Two Double Bedrooms
- Main Bathroom & En-Suite
- Open Plan Kitchen & Lounge
- Currently Tenanted Achieving £950 pcm
- Allocated Parking Via Gated Access
- Gas Central Heating & UPVC Double Glazing.
- Internet - see <https://www.ofcom.org.uk/>
- 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

Open Plan Living Room

17'6 x 16'8 (5.33m x 5.08m)

Kitchen

10'2 x 5'5 (3.10m x 1.65m)

Bedroom One

13'8 x 6'7 (4.17m x 2.01m)

Bedroom One En-Suite

7'3 x 4'2 (2.21m x 1.27m)

Bedroom Two

12'2 x 12'2 (3.71m x 3.71m)

Bathroom

7'10 x 5'5 (2.39m x 1.65m)

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



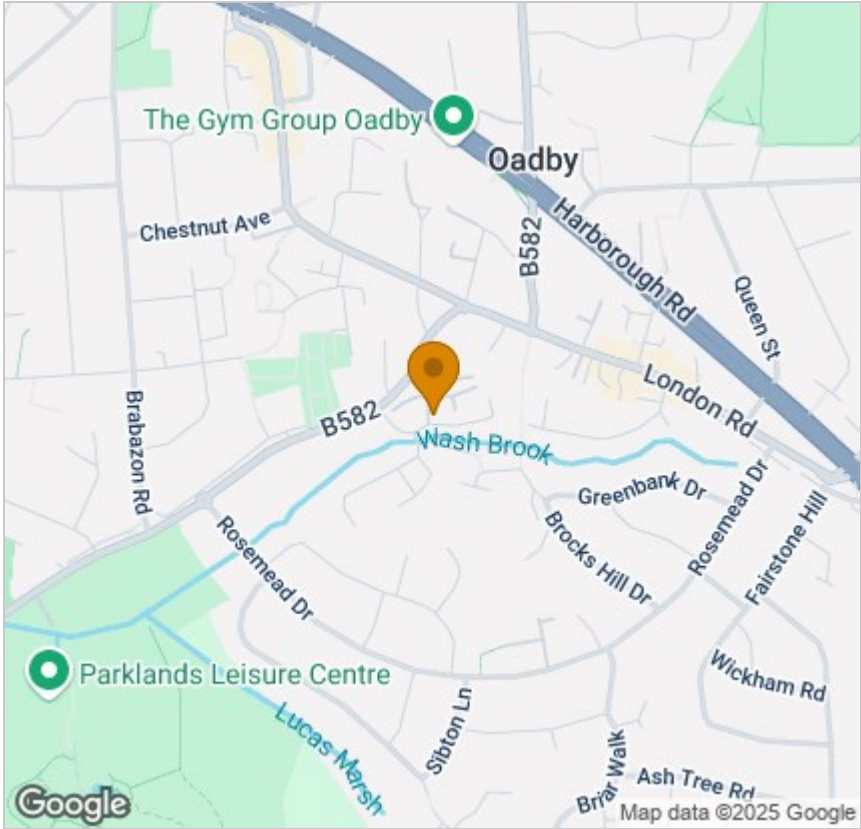
Viewing

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

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Area Map



Energy Efficiency Graph

