



 **2**
Bedrooms

 **1**
Bathroom

**Tenure :
Leasehold**



Tudor Sales & Lettings are proud to present this beautifully presented two-bedroom ground floor apartment, ideally situated in the sought-after Miners Mews development in Micklefield.

Perfectly suited for first-time buyers or investors alike, this modern apartment offers an excellent opportunity, particularly with the high rental demand in the area.

The accommodation briefly comprises: a welcoming entrance hallway, a contemporary kitchen, a spacious living area, two well-proportioned bedrooms, and a modern bathroom. The property also benefits from double glazing and electric heating throughout.

Externally, the apartment includes an allocated parking space along with additional visitor parking. The location is a key highlight—just a short walk from Micklefield Train Station, making it an ideal base for commuters.

Service Charge: £1,845.61 per annum

Ground Rent: £228.63 per annum

Council Tax Band: A

Leasehold information: 125 years from 31st March 2006.

Don't miss out on this fantastic opportunity—contact our office today on 0113 282 3056 to arrange your viewing.

Kitchen 2.60m x 2.40m (8' 6" x 7' 10")

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor over. Tiled splashback. Intergated fridge freezer, microwave and plumbing for a washing machine.

Living Area 5.40m x 4.40m (17' 9" x 14' 5")

A light and airy living space with double glazed French doors and a double glazed window. Laminated flooring. Storage heater.

Bedroom 1 3.40m x 3.30m (11' 2" x 10' 10")

Feature wall panelling. Double glazed window. Electric heater.

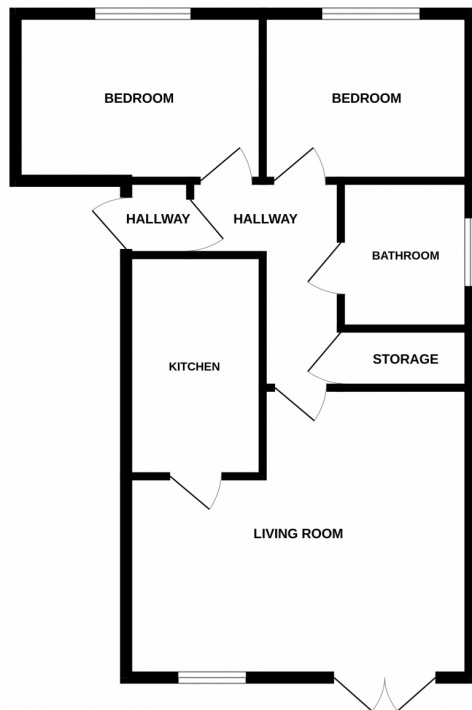
Bedroom 2 3.30m x 2.90m (10' 10" x 9' 6")

Double glazed window. Electric heater.

Bathroom 2.70m x 1.90m (8' 10" x 6' 3")

Part tiled walls and tiled flooring. Bath, vanity unit and a wc. Tiled shower cubicle. Double glazed window.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Pit Lane, LS25

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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