

FOR SALE



Abbey
Lettings & Sales



Wolsey Island Way

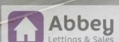
Leicester, LE4 5FA

Offers over £180,000



A beautiful well presented two bedroom coachhouse which is situated in the highly desirable Abbey Quarter development next to the River Soar, Abbey Park and City Centre. The property is ideal for first time buyers, a person downsizing or investors as the coachhouse is ready to move straight into and enjoy! It also offers an easy commute to the City Centre as well as the outer ring roads, restaurants and bars.

The property comprises of an entrance lobby on the ground floor then the top floor comprises of an open plan living area, two bedrooms and bathroom. The property also comes with carpeted, vinyl and Amtico flooring throughout. The property also offers gas central heating and full double glazing with a allocated parking space for your vehicle.



Entrance Lobby

Ceiling Light Point, Radiator, storage cupboard housing gas Patterson promax HE plus combi boiler, carpeted flooring, recess matt and stairs to first floor landing.

First Floor Landing

Ceiling light point, double glazed window with blinds, carpeted floors and door leading into the open plan living area.

Open Living Area 25'1" x 12'1" (7.654 x 3.687)

Living area 12'1" x 15'11" (3.687 x 4.854)

Ceiling light point, radiator, double glazed French door leading to Juliet balcony, TV point, carpeted flooring and blinds.

Kitchen Area 8'9" x 11'5" (2.672 x 3.486)

Ceiling light point, under cupboards spot light points, double glazed window, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, integrated 4 ring gas hob, electric oven and extractor fan, washing machine, fridge/freezer and amtico flooring.

Lobby 6'10" x 4'3" (2.094 x 1.306)

Ceiling light point, loft hatch, carpet flooring and doors leading to bedroom 1, bedroom 2 and bathroom.

Bedroom 1 12'1" x 11'6" (3.697 x 3.514)

Ceiling light point, double glazed window with fitted blinds, radiator and carpeted flooring

Bedroom 2 8'10" x 11'6" (2.705 x 3.525)

Ceiling light point, double glazed window with fitted blinds, radiator, storage cupboard, BT point and carpeted flooring.

Bathroom 8'10" x 11'6" (2.705 x 3.525)

Ceiling lights point, radiator, double glazed window, vinyl flooring, 3 piece bathroom suite comprising of bath with shower over it, pedestal wash hand basin, low level flush toilet, wall mounted cabinet and extractor fan.

Externally

Shed 3'11" x 10'1" (1.196 x 3.084)

Allocated Parking Space

How To Make An Offer

Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for the vendor.

Additional Information

- The Apartment offers a long lease with 991 years left .
- Ground Rent & maintenance: £400.
- Council Tax Band: B
- EPC: C

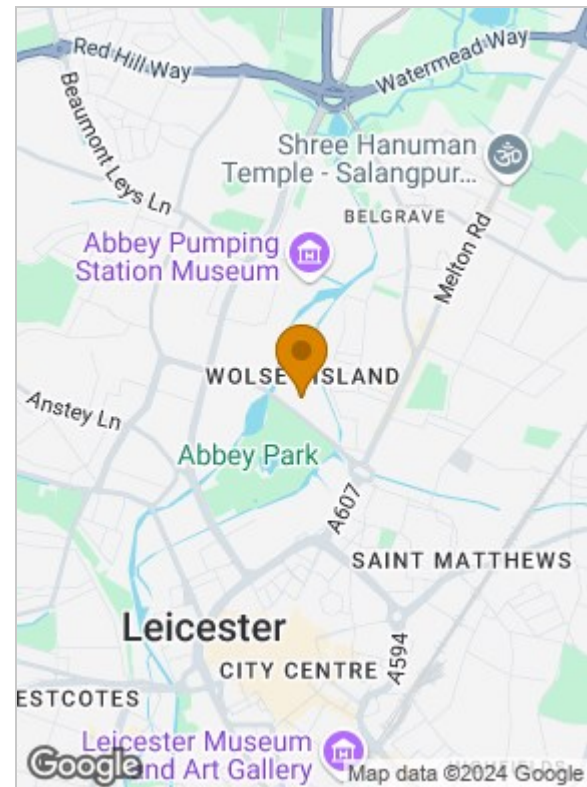
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - 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. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

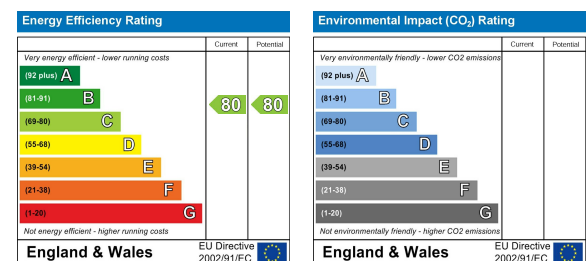
Area Map



Floor Plans



Energy Efficiency Graph



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