



Flat 47, Rossendale Road, Earl Shilton, LE9 7NS  
£80,000

wards  
Residential

Leasehold

**INVESTMENT OPPORTUNITY - NO CHAIN.** An excellent opportunity to purchase this one bedroom second floor flat, with sitting tenant, situated within this popular residential development on the fringe of Earl Shilton town centre. The property is within easy walking distance of the town centre and its wide range of amenities and also local bus routes. The accommodation briefly comprises: Living Room, Kitchen, Bedroom and Bathroom. Externally, there is one allocated parking space. Double glazing and storage heaters.

### Hall

With intercom access from the ground floor and a store cupboard.

### Kitchen

**2.01 x 2.08 Metres**

Galley kitchen style with a range of cream base and wall units topped with granite effect working surfaces, with stainless steel sink and drainer. Integrated oven with electric hob above and extractor over. White tiled splashbacks. Double glazed skylight to the rear elevation

### Living Room

**4.13 x 3.88 Metres**

With two UPVC double glazed windows to the front elevation and wood effect laminate flooring.

### Bedroom

**3.11 x 3.7 Metres**

With built in wardrobes. Double glazed skylight to the rear elevation.

### Bathroom

**2.19 x 1.73 Metres**

White three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower over. Extractor fan. With vinyl flooring and tiled splashbacks to bath.

### Outside



### **Leasehold Information**

The property is held long leasehold for a period of approximately 999 years from September 2000.

The development is managed by the selling agent (Ward Surveyors Ltd). Maintenance charges are as below:

Ground Rent - £100 per annum

Service Charge - £992 per annum (£248 per quarter)

**EPC Rating - C(69)**

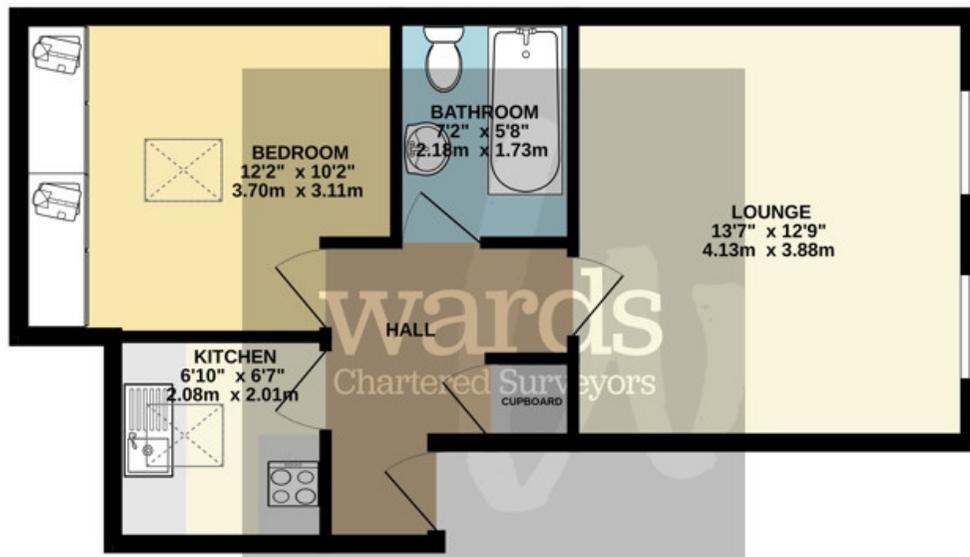
**Council Tax Band - A**

**Call 01455 251771 to make an appointment to view this property**



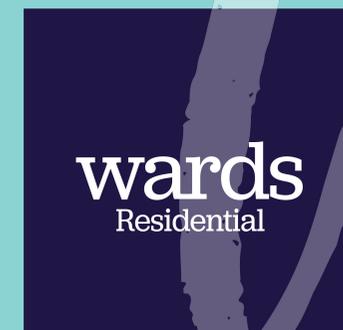


GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.  
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.  
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